

Agenda
Zoning Board of Appeals
July 21, 2022
6:30 PM

1. Virtual Meeting Instructions

Documents:

[7-21-22 Zoning Board Meeting Instructions.pdf](#)

2. Pledge Of Allegiance

3. Approval Of Minutes - June 16, 2022

Documents:

[6-16-22 Draft.pdf](#)

4. Mary & Matthew Snyder, 6998 N. Manlius Rd., Kirkville
Will need one height variance of 5 feet for a pole barn.

Documents:

[6998 N. Manlius Rd., Kirkville - App.pdf](#)

5. Bruce Deppoliti 7227 Autumn Run Trail, E. Syracuse NY
Will need one variance to construct a Dining Room addition.

Documents:

[7227 Autumn Run Trail Packet.pdf](#)

6. Alex Hebert, 7119 N. Manlius Rd., Kirkville
Will need one height variance for 5' for the construction of a 40' X 60' garage/Barn.

Documents:

[7119 N. Manlius Rd. - Packet.pdf](#)

7. Steven Kelly, 5886 Strawmount Trail, Chittenango NY
Will need one variance to install a 12' X 16' shed.

Documents:

[5886 Strawmount Trail - Packet.pdf](#)

8. Appeal To The Manlius Zoning Board Of Appeals To Appeal The Issuance Of A Building Permit By The Code Enforcement Officer To Abundant Solar Power, LLC

Documents:

[Poitras ZBA affidavit Bowman Road Solar \(002\).pdf](#)

9. Other Business

10. Adjournment

This meeting is being recorded and live streamed. The recording will be broadcast live and will be posted to the town website at www.townofmanius.org



July 21, 2022 – 6:30PM

Zoning Board Meeting Instructions

The easiest way to participate in the meeting is to use the link provided below. The meeting will be conducted on the ZOOM platform as a webinar. Please make sure that when you complete your attendee registration you enter your full name.

Click on the link or enter the meeting URL web address as listed below.

<https://us02web.zoom.us/j/84734677960?pwd=ZlQ3WFJqMGQxdVpZRjdDaDlkaC8zUT09>

Password to join when prompted:

Password: **256515**

Enter your email address and name and join the meeting.

Join by telephone by dialing the number below:

(929) 436-2866

When prompted to enter the Webinar ID, use the number below followed by #

Webinar ID: 847 3467 7960

Press # again to skip the personal id and enter the password below followed by #

Password: **256515**

If this is your first time joining a ZOOM meeting you may practice using ZOOM meeting platform at <https://zoom.us/test>.

**TOWN OF MANLIUS
ZONING BOARD OF APPEALS
June 16, 2022
6:30 PM**

The Town of Manlius Zoning Board held a hybrid meeting with in-person attendees and virtual attendees. The meeting was live streamed on the Town Facebook page and the Town YouTube Channel. The recording of the meeting can be viewed here: <https://youtu.be/Ih9BYpklLFE>

Chairman Timothy Kelly presided, and the following Board members present:

Member	K P Kelly
Member	Clare Miller
Member	Karrie Catalino
Member	Warren Linhart
Secretary	Debi Witzel
Attorney	Jamie Sutphen

In Person Attendees: David Taylor, E. Syr. Matthew O'Brien, N. Syr. Alexander Hebert, Kirkville. John & Kathy Bachman, Kirkville. Dirk Oudemool, Syr. John J Courcy, E. Syr. Christopher Wyker, Liverpool. David Zuber, E. Syr. Ann Luffred, Fayetteville. Regina & Robert Black, Fayetteville. Barbara Henry, Fayetteville. Connie Whitton, Fayetteville. Bob Burger, Fayetteville. Emir Alemic, Manlius.

Virtual Attendees: RJ Nicolli, J. Thomas Bassett, J Li.

The Pledge of Allegiance was recited. The meeting was called to order at 6:30 PM.

Minutes

Member KP Kelly made a motion, seconded by Member Catalino, to approve the minutes of May 19, 2022, as submitted by Secretary Witzel.

Ayes: Chairperson T. Kelly, Member Miller, Member KP Kelly, Member Linhart, Member Catalino.

Nays: 0

All in Favor:

Motion Carries.

Legal Notices

Member K P Kelly made a motion, seconded by Member Catalino to waive the reading of the public notices and it was carried unanimously.

Member Linhart made a motion, seconded by Member KP Kelly to open the public hearing at 6:34 PM and it was carried unanimously.

John Bachman, 7901 Peck Rd., Kirkville NY (tax map # 042.-01-29.0) Public Hearing for one variance for a 14' X 26' shed with an existing side yard setback of 8 feet they are requesting a variance of 12 feet to meet the required 20'.

Mr. Bachman stated he has purchased a 14' X 26' shed to use as storage and to keep a small car in. Mr. Bachman stated the shed will match the house and will be set on stone crush and will

have electric. Mr. Bachman stated he will be keeping the older shed on the lot that houses his lawn equipment.

Member Linhart made a motion, seconded by Member Miller to close the public hearing at 6:40 PM and it was carried unanimously.

Member Kelly asked what the shed will be used for? Mr. Bachman stated his snowblower and a small car. Member Kelly asked if the floor will be able to hold a car. Mr. Bachman stated yes it will have 12" studs $\frac{3}{4}$ ".

Board Questions

Chairperson T. Kelly proceeded with the board through the five (5) criteria questions:

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The Board answered no because of the flood plain issue.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The Board answered, no, as it fits with other sheds in the neighborhood.
- 3) Whether the requested Variance is substantial? The Board answered no.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no.
- 5) Whether the alleged difficulty was self-created? The board answered yes because he wants the shed.

Determination of ZBA Based on the Above Factors:

The ZBA, after taking into consideration the above five factors, finds that:

 X The benefit to the applicant **DOES** outweigh the Detriment to the Neighborhood or Community.

 The benefit to the applicant **DOES NOT** outweigh the Detriment to the Neighborhood or Community and therefore the variance requested is denied.

The ZBA further finds that a variance **of 12 feet** is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The ZBA further **GRANTS** the variance as requested with the following conditions: None

SEQRA Review

Chairperson T. Kelly determined the proposed project and action contemplated is comprised of a Type II Action pursuant to the New York State Environmental Quality Review Act, and as such no further review was required.

Board Action

Member Catalino made a motion, seconded by Member KP Kelly to grant an area variance to John Bachman, for the real property located at 7901 Peck Rd., Kirkville NY. This variance is being granted for the sole purpose of permitting the construction of a 14' X 26' shed. There by modifying the 20' side yard setback to that of 8' leaving a variance of 12'.

Ayes: Chairperson T. Kelly, Member Miller, Member KP Kelly, Member Linhart,
Member Catalino

Nayes: 0

Allin Favor.

Motion Carries.

Catherine & Brendan Whipple, 107 Fallen Oaks Lane, Manlius NY (tax map # 117.02-03-10) Public Hearing for one variance for an 8 feet X 16 feet deck with an existing rear yard setback of 15' 3" they are requesting 9' 9" to meet the required 25' setback.

Matthew O'Brien, contractor stated he will be constructing a 16' X 18' covered deck.

Member KP Kelly stated that if this is built as an open room it will need to stay and open room. Member Kelly asked if the deck is being built from a kit. Mr. O'Brien stated that it will be a custom-built deck.

Member Linhart stated that the owners stated there will be a gas fireplace to block the view of the church.

Attorney Sutphen stated that there is a stormwater conservation area and Town drainage easement behind the house which means nothing will ever be built there.

Member Linhart made a motion, seconded by Member KP Kelly to open the public hearing at 6:48 PM and it was carried unanimously.

Member Linhart made a motion, seconded by Member Catalino to close the public hearing at 6:49 PM and it was carried unanimously.

Board Questions

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered no as the deck will be off the back of the house.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no
- 3) Whether the requested Variance is substantial? no
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? No
- 5) Whether the alleged difficulty was self-created? The board answered yes as they want a deck.

Determination of ZBA Based on the Above Factors:

The ZBA, after taking into consideration the above five factors, finds that:

 X The benefit to the applicant **DOES** outweigh the Detriment to the Neighborhood or Community.

_____ The benefit to the applicant **DOES NOT** outweigh the Detriment to the Neighborhood or Community and therefore the variance requested is denied.

The ZBA further finds that a variance for **9 feet 9 inches** is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The ZBA further **GRANTS** the variance as requested with the following conditions: **That the covered deck not be enclosed.**

SEQRA Review

Chairperson T. Kelly determined the proposed project and action contemplated is comprised of a Type II Action pursuant to the New York State Environmental Quality Review Act, and as such no further review was required.

Board Action

Member Miller made a motion, seconded by Member Linhart to grant an area variance to Catherine & Brendan Whipple for the real property located at 107 Fallen Oaks Lane, Manlius NY. This variance is being granted for the specific purpose of permitting the construction a 18' X 16' deck. There by modifying the rear yard setback of 25' to that of 15' 3" leaving a variance of 9' 9". With a condition that the covered deck not be enclosed.

Ayes: Chairperson T. Kelly, Member Miller, Member KP Kelly, Member Warren Linhart, Member Catalino.

Nays: 0

All in Favor.

Motion Carries.

Emir Alemic, 4952 Fayetteville-Manlius Rd., Manlius NY (tax map # 104.-04-01.0) Public Hearing for one variance for a 12' X 24' shed with an existing rear yard setback of 12' they are requesting 28' to meet the required 40'.

Member KP Kelly made a motion, seconded by Member Catalino to open the public hearing at 6:54 PM and it was carried unanimously.

Mr. Alemic stated he wants to build a 12' X 24' shed.

Member Linhart reviewed a photo of the location for the shed next to a chain link fence. Member Linhart asked how tall the roof will be. Chairman T. Kelly stated the drawing shows 13' 8" for the roof. Member Linhart asked what will be done with the tree branch that sticks way out. Mr. Alemic stated he spoke to his neighbor Mrs. Stern, and she is fine with him cutting it off.

Member Kelly wanted to know when Mr. Alemic hopes to have the shed completed. Mr. Alemic stated he is hoping by late September. Member Kelly asked if the shed would match the house. Mr. Alemic stated yes, the siding and roof will match the house.

Member Catalino asked if the shed will be built with all new materials. Mr. Alemic answered yes.

Chairman T. Kelly asked what the shed would be used for. Mr. Alemic answered yard equipment.

Member Linhart asked when the old shed would be taken down. Mr. Alemic answered as soon as the new shed is completed.

Member Linhart made a motion, seconded by Member KP Kelly to close the public hearing at 7:00 PM and it was carried unanimously.

Board Questions

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered yes it could be placed elsewhere but this location is less visible.
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no as the new shed will be an improvement from the old shed.
- 3) Whether the requested Variance is substantial? The board answered yes as it is a request of 28'.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no.
- 5) Whether the alleged difficulty was self-created? The board answered Yes, as he wanted a new shed.

Determination of ZBA Based on the Above Factors:

The ZBA, after taking into consideration the above five factors, finds that:

 X The benefit to the applicant **DOES** outweigh the Detriment to the Neighborhood or Community.

 The benefit to the applicant **DOES NOT** outweigh the Detriment to the Neighborhood or Community and therefore the variance requested is denied.

The ZBA further finds that a variance for **28 feet** is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The ZBA further **GRANTS** the variance as requested with the following conditions: **The old shed be taken down within 30 days of the new shed being completed.**

SEQRA Review

Chairperson T. Kelly determined the proposed project and action contemplated is comprised of a Type II Action pursuant to the New York State Environmental Quality Review Act, and as such no further review was required.

Board Action

Member Linhart made a motion, seconded by Member KP Kelly to grant an area variance to Emir Alemic, 4952 Fayetteville-Manlius Rd., Manlius NY. an area variance of 28' in the side yard to allow for a 12' X 24' new construction shed.

Ayes: Chairperson T. Kelly, Member Miller, Member KP Kelly, Member Linhart, Member Catalino.

Nyes: 0

All in Favor.

Motion Carries

Ronald Nicolli Jr, 5717 Harness Hook Lane, Chittenango NY (tax map # 082.2-01-46.0)
Public Hearing for two variances for a 10'X 20' shed with an existing rear yard setback of 10 feet they will need 30 feet to meet the required 40 feet. With an existing side yard setback of 5 feet, they will need a variance of 15 feet to meet the required 20 feet.

Member Catalino made a motion, seconded by Member Linhart to open the public hearing at 7:05 PM and it was carried unanimously.

Mr. Nicolli stated he would like to place a 10' X 20' shed in back right corner of his yard. Mr. Nicolli stated that directly behind his property is HOA land and behind that is Aspinall's growing field so no one will be building behind him. Mr. Nicolli stated the owner of the vacant lot next to him is okay with the shed. Mr. Nicolli stated the shed will sit on crushed stone and it will match the house. Mr. Nicolli stated he will also be installing a white PVC fence around the entire property.

Member Miller asked how tall the fence will be. Mr. Nicolli answered the fence will be 6 feet tall and he has approval from the HOA for the shed and fence.

Member Linhart stated the large door will face inside the yard, the double doors will face towards the house.

Member Linhart made a motion, seconded by Member KP Kelly to close the public hearing at 7:11 PM and it was carried unanimously.

Board Questions

- 1) Whether the benefit sought by the Applicant can be achieved by some other feasible method? The board answered no
- 2) Whether the Variance will result in an undesirable change in the character of the neighborhood or to nearby properties? The board answered no as other properties have sheds in the neighborhood.
- 3) Whether the requested Variance is substantial? The board answered yes, compared to other sheds in the neighborhood.
- 4) As to whether the Variance will have an adverse effect on physical or environmental conditions? The board answered no.
- 5) Whether the alleged difficulty was self-created? The board answered yes, because he wanted a shed.

Determination of ZBA Based on the Above Factors:

The ZBA, after taking into consideration the above five factors, finds that:

 X The benefit to the applicant **DOES** outweigh the Detriment to the Neighborhood or Community.

 The benefit to the applicant **DOES NOT** outweigh the Detriment to the Neighborhood or Community and therefore the variance requested is denied.

The ZBA further finds that a variance for **30' rear yard and 15' side yard** is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The ZBA further **GRANTS** the variance as requested with the following conditions: **None**

SEQRA Review

Chairperson T. Kelly determined the proposed project and action contemplated is comprised of a Type II Action pursuant to the New York State Environmental Quality Review Act, and as such no further review was required.

Board Action

Member Linhart made a motion, seconded by Member KP Kelly to grant two area variances to Ronald Nicolli Jr, 5717 Harness Hook Lane, Chittenango NY. One variance is for a 30' rear yard setback and the second is for a 15' side yard setback to allow for a 10' X 20' shed.

Ayes: Chairperson T. Kelly, Member Miller, Member KP Kelly, Member Linhart, Member Catalino.

Nyes: 0

All in Favor.

Motion Carries

Chris Wyker, Schepps Corners Rd., Kirkville NY (tax map # 040.-02-02.1) Public Hearing for a height variance 22 feet for a 40' X 60' barn.

Chairman T. Kelly stated that Mr. Wyker is looking for a height variance of 22' for the construction of a 40' X 60' barn.

Mr. Wyker stated he would like to build a barn for storage of a tractor and boat, and they will be building a house on the property in the future. Mr. Wyker stated that the barn will be used for storage of building materials and equipment for the house.

Attorney Sutphen stated that under Town Code the barn would be allowed if it was a working farm but by their description of the proposed barns use it does not meet the code for a farm structure. Attorney Sutphen stated to have a barn on the property that is not a working farm they would need to have an approved building permit for the proposed house with an agreed upon time frame for the build. Once the house is approved the barn can be discussed and this would be a process completed between the applicant and the Town Code Officer.

Board Action

Member Linhart made a motion, seconded by Member Catalino to table this application for now.

Ayes: Chairperson T. Kelly, Member Miller, Member KP Kelly, Member Linhart, Member Catalino.

Nyes: 0

All in Favor.

Motion Carries

Barbara Henry, Appeal to the Manlius Zoning Board of Appeals to appeal the issuance of a building permit by the Code Enforcement Officer to Abundant Solar Power, LLC

Chairman T. Kelly stated this item is an appeal to the Zoning Board of Appeals for the issuance by the Code Officer of a building permit to Abundant Solar Power LLC, for the property located at tax map # 074.-01-06.1. Chairman T. Kelly read aloud the letter of appeal submitted by Barbara Henry which states the building permit does not comply with the requirements of section 155-27.2 of the Town code and should not have been approved.

Member KP Kelly made a motion, seconded by Member Miller to open the public hearing at 7:33 PM and it was carried unanimously.

Attorney Dirk Oudemool handed out a list of objections to the issuance of the Abundant building permit.

1. Code officer cannot issue a building permit for a project that does not comply with zoning. Abundant contract of October 7, 2020 became effective at the latest April 28, 2021 as to a defect in the original contract. The section 155-27.2 adopted on March 23, 2022, cannot be applied retroactively to a contract effective before that date.
2. Section 64(2) Town Law right of residents to demand a referendum if they object to the Town Board leasing Town owned land is a vested statutory right which cannot be eliminated by a retrospective application of this amended zoning law.
3. Town Board did not adopt a resolution considering and evaluating the Abundant Solar project at the Bowman Road landfill site as required by section 155-27.2.
4. In the Local Law adopted March 23, 2022 there is a reference on page 8 to "Section D4b below", does not exist and such an evaluation of all criteria was to be done "before finalizing the lease".

Chairman T. Kelly stated that he will has the information Attorney Oudemool provided and will get information from the Code Officer to have all the details and come back to another meeting at some point.

Attorney Sutphen stated the Zoning Board is not the board that decides that the statute was correct or incorrect. What the Zoning Board interprets is Did the Code Enforcement Officer do what he was supposed to do.

Chairman T. Kelly stated at the next meeting the Codes Officer will go through the process that he has followed. Outlining everything, documentation, dates, times, and all to confirm that the Codes Officer acted appropriately in the issuance of the permit in accordance with Town Law.

Member KP Kelly made a motion, seconded by Member Catalino to table this application until the July 21, 2022 meeting.

Ayes: Chairperson T. Kelly, Member Miller, Member KP Kelly, Member Linhart, Member Catalino.

Nyes: 0

All in Favor.

Motion Carries

Adjournment

With there being no other business, Member Catalino made a motion, seconded by Member Linhart, and carried unanimously, to end the meeting at 7:52 PM

Respectfully submitted,
Debi Witzel, Secretary
Zoning Board of Appeals

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 1-31-2022

1. Property Address: 6998 N. Manlius Rd, Kirkville NY 13082

Property Tax Map # 043.01-10.3

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; _____

New Construction of 30x50 Pole Barn

2. Owner of Property: Mary + Matthew Snyder

Owner's Address: 6998 N. Manlius Rd, Kirkville NY 13082

Owner's E-Mail: ~~nikisnyder~~ nikisnyder13@gmail.com

Owner's Phone #: 315-527-3645 Does Owners reside at property: Yes

Signature of Property Owner: Mary M. Snyder

3. Applicant / Representative / Attorney:

Name: Mary + Matthew Snyder Company: _____

Address: 6998 N. Manlius Rd. Kirkville NY 13082

Phone: 315-527-3645 E-Mail: nikisnyder13@gmail.com

Below this line - For Office Use Only

Application Received by: _____ Date: _____

Payment Receipt #: _____

Date of Denial of Building Permit Application: _____ Current Property Zoning: _____

The subject property will be in conformity with all zoning use as outlined in Chapter 155 of the Town of Manlius Municipal Code, except as stated here by the Code Officer: _____

TOWN OF MANLIUS
DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit.*

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I Sherrilee Strong, being duly sworn, deposes and says that (s) he is:
(Notary)

Mary Snyder / Matthew Snyder
(applicant, petitioner, corporation officer, property owner, etc.)

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

- A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
- B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:
- 1) is the applicant, or
 - 2) is an officer, director, partner or employee of the applicant, or
 - 3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - 4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.
- C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
- D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date: June 6th, 20 22

Mary N. Snyder
(Print Name of 1st Applicant)

Mary N. Snyder
(Signature of 1st Applicant)

Owner
(Entity Name)

By (Officer) _____ (Title) _____

6998 N. Manlius Rd.
(Mailing Address of 1st Applicant)

Kirkville NY 13082

315-527-3645
(Telephone Number)

Date: June 6th, 20 22

Matthew J. Snyder
(Print Name of 2nd Applicant)

Matthew J. Snyder
(Signature of 2nd Applicant)

Owner
(Entity Name)

By (Officer) _____ (Title) _____

6998 N. Manlius Rd.
(Mailing Address of 2nd Applicant)

Kirkville NY 13082

315-436-0351
(Telephone Number)

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this 6 day of June in the year 20 22, before me, the undersigned, a notary public in and for said state, personally appeared Mary Snyder
(1st Applicants Name)

, and Matthew Snyder
(2nd Applicants Name) personally known to me or proved to me on the basis

of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

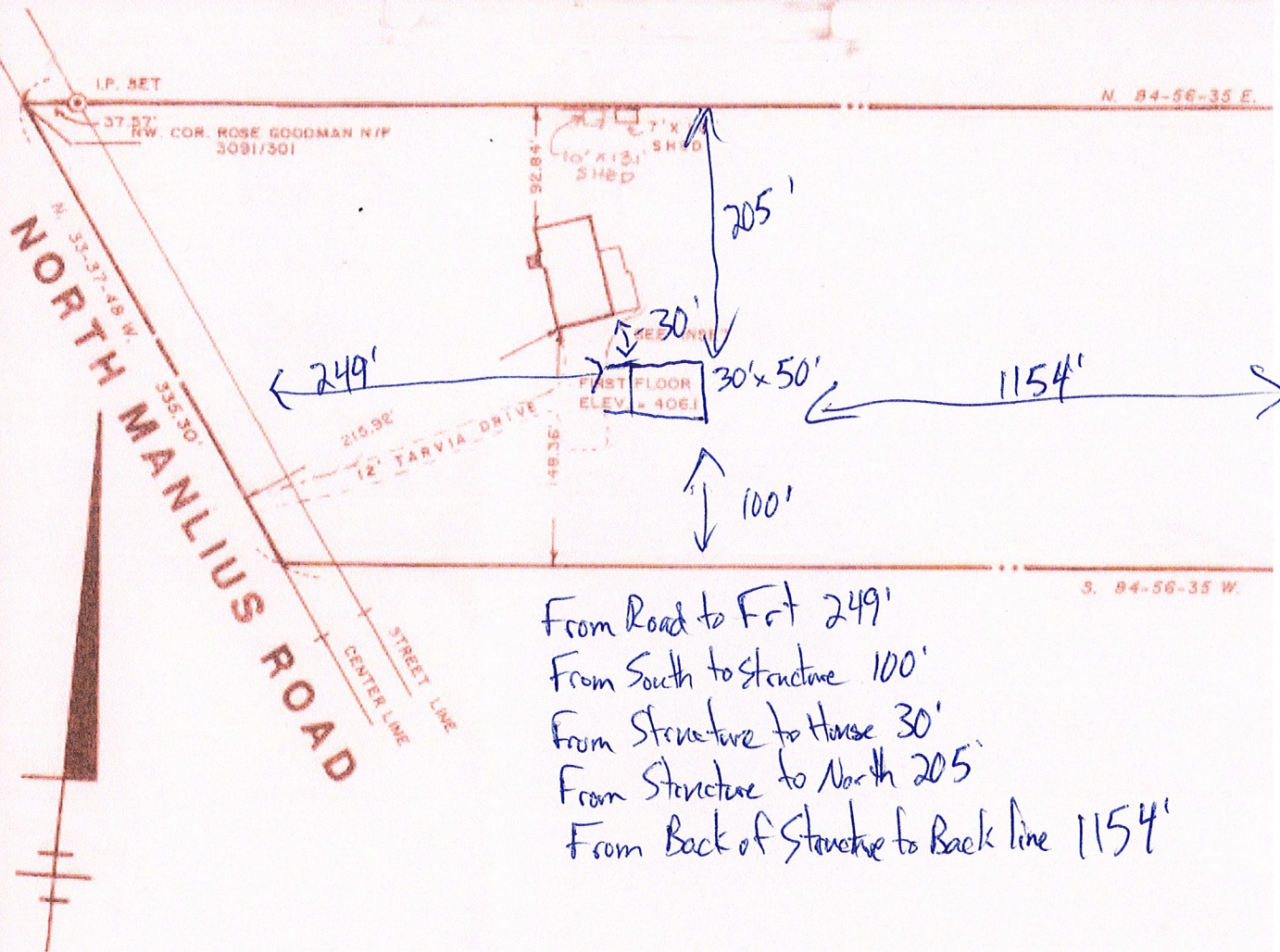
[Signature]
Notary Public

SEAL



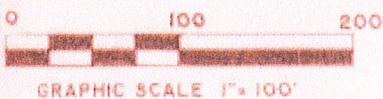
Area Variances

- 1) No
- 2) No
- 3) No
- 4) No- this project will be conducted through an Engineer and Proper Building Practices
- 5) Yes



From Road to Frt 249'
From South to Structure 100'
From Structure to House 30'
From Structure to North 205'
From Back of Structure to Back line 1154'

LOT 1- "BOSHKO MANGOVSKI SUBDIVISION"
PART OF LOT 16 - TOWN OF MANLIUS
ONONDAGA COUNTY, N. Y.



DATE : 09-05-90
REV'D 9/3/91
REV'D 10/16/92
REV'D 5/6/02
REV'D 5/27/2010
J993390 BK 118-148



D.W. HANNIG AND ASSOCIATES
SURVEYORS - PLANNERS - CONSULTANTS
"THE MARKET PLACE" BUILDING E-2
MANLIUS, NEW YORK 13104
PHONE (315) 682-5225

1561.53'

LP. SET

LOT 1

AREA= 10.02 ± ACRES

WETLANDS

WETLANDS

100' BUFFER

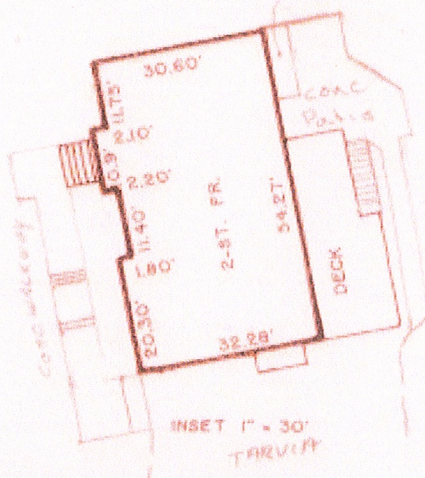
EDGE OF

294.47'

S. 05-25-33 E.

1403.06'

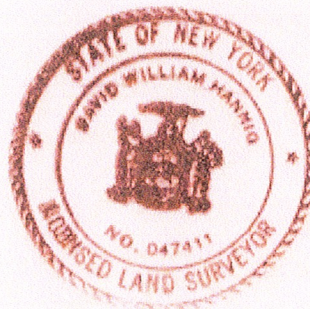
2ND PL. DECK

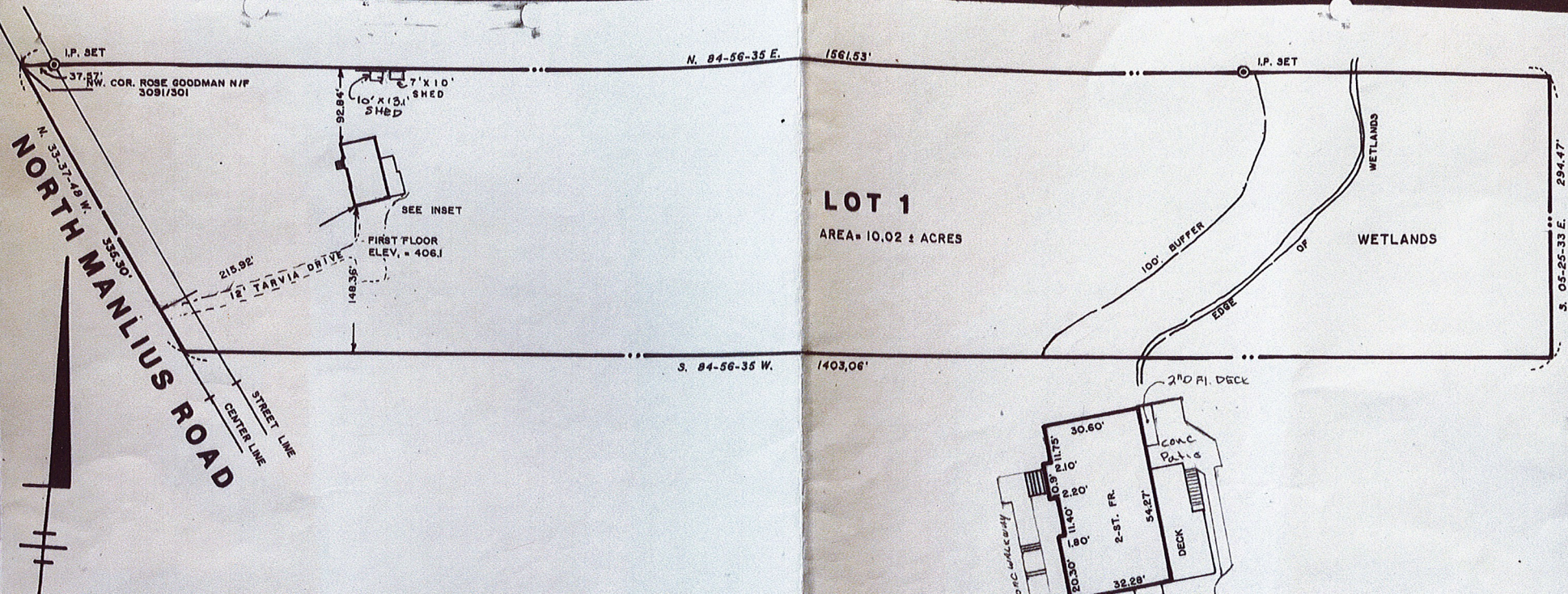


THE UNDERSIGNED HEREBY CERTIFIES THAT THIS
P WAS MADE FROM AN ACTUAL SURVEY, AND THAT
TH MAP AND SURVEY ARE CORRECT. CERTIFICATION
D UNLESS SIGNED WITH RED INK.

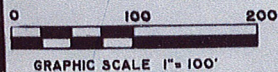
David William Hannig

DAVID WILLIAM HANNIG P.L.S.-N.Y.S. LIC. NO. 047411





LOT 1- "BOSHKO MANGOVSKI SUBDIVISION"
PART OF LOT 16 - TOWN OF MANLIUS
ONONDAGA COUNTY, N. Y.



DATE: 09-05-90
 REV'D 9/3/91
 REV'D 10/16/92
 REV'D 3/6/02
 REV'D 5/27/2010
 J893390 BK 118-148



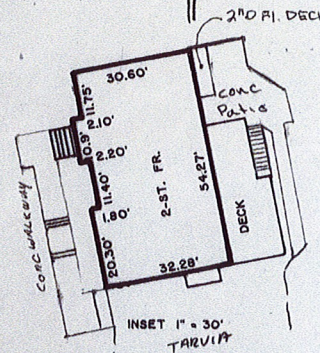
D.W. HANNIG AND ASSOCIATES

SURVEYORS - PLANNERS - CONSULTANTS

"THE MARKET PLACE" BUILDING E-2
 MANLIUS, NEW YORK 13104
 PHONE (315) 682-5225

LOT 1

AREA = 10.02 ± ACRES



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS
 MAP WAS MADE FROM AN ACTUAL SURVEY, AND THAT
 BOTH MAP AND SURVEY ARE CORRECT. CERTIFICATION
 VOID UNLESS SIGNED WITH RED INK.

David W. Hannig

DAVID WILLIAM HANNIG P.L.S.-N.Y.S. LIC. NO. 47411





Permit Packet for
Mat & Niki Snyder

Terry Snow
Sales Manager
RLS Structures Inc.
315-626-2244



RLS STRUCTURES INC.
11407 SOUTHARD RD
CATO, NY 13033

Voice: **(315) 626-2244**
Fax: **(315) 626-3255**

Proposal

Quote Number
10568

Quote Date
Dec 22, 2021

Good Thru:
12/29/21

Sales Rep:
TJ

Quoted To: MATT & NIKI SNYDER
6998 NORTH MANLIUS RD.
KIRKVILLE, NY 13082

Phone #: MATT 436-0351

Fax #:

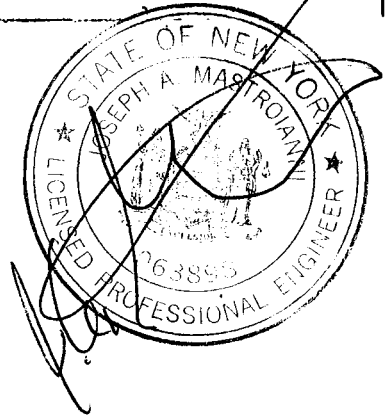
Ship To:

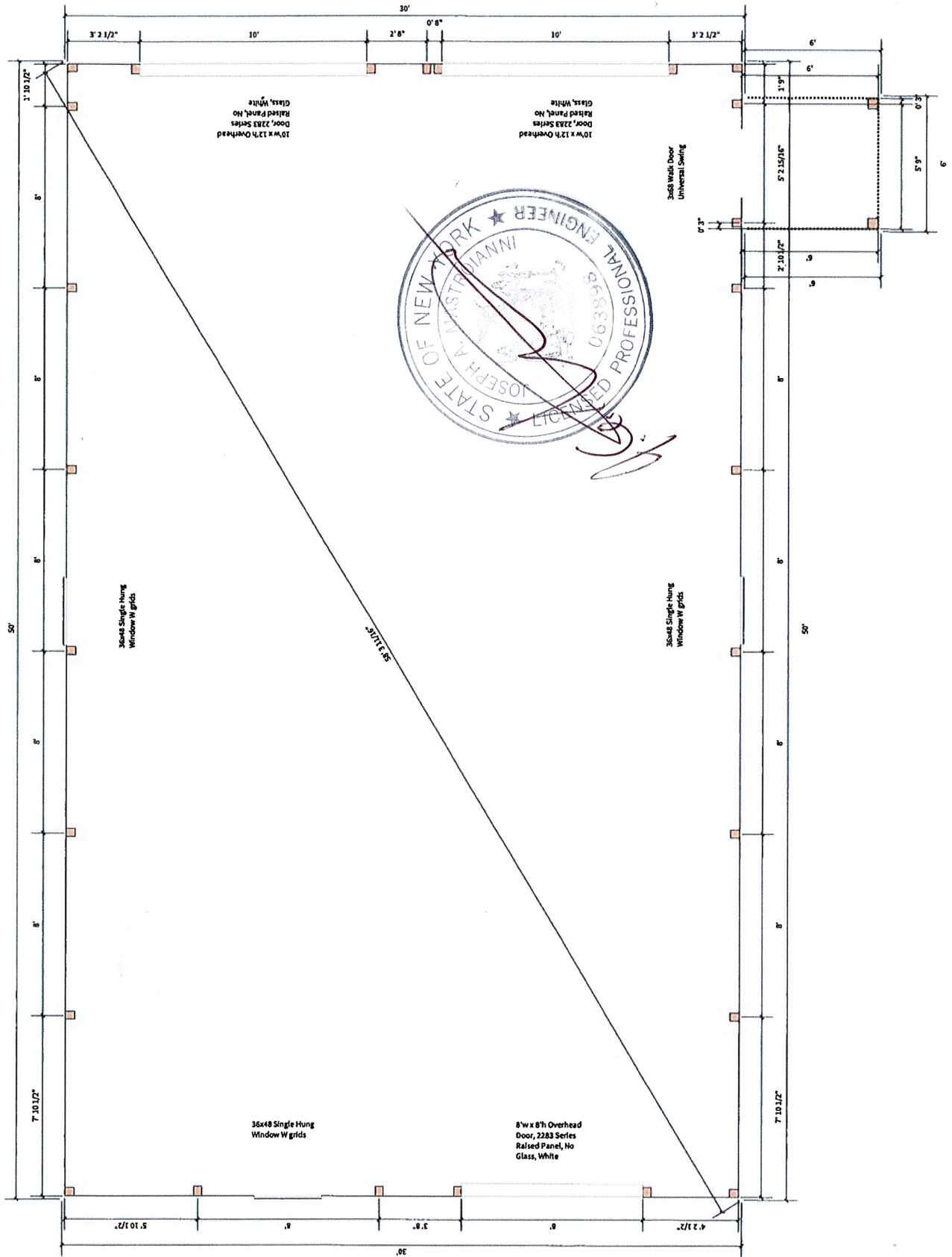
30 X 50 X 14' POST FRAME
KIRKVILLE, NY 13082

Description

ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONSTRUCT A 30 X 50 X 14' POST FRAME STRUCTURE.
STRUCTURE TO INCLUDE:

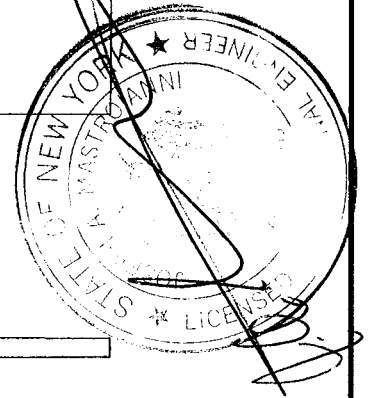
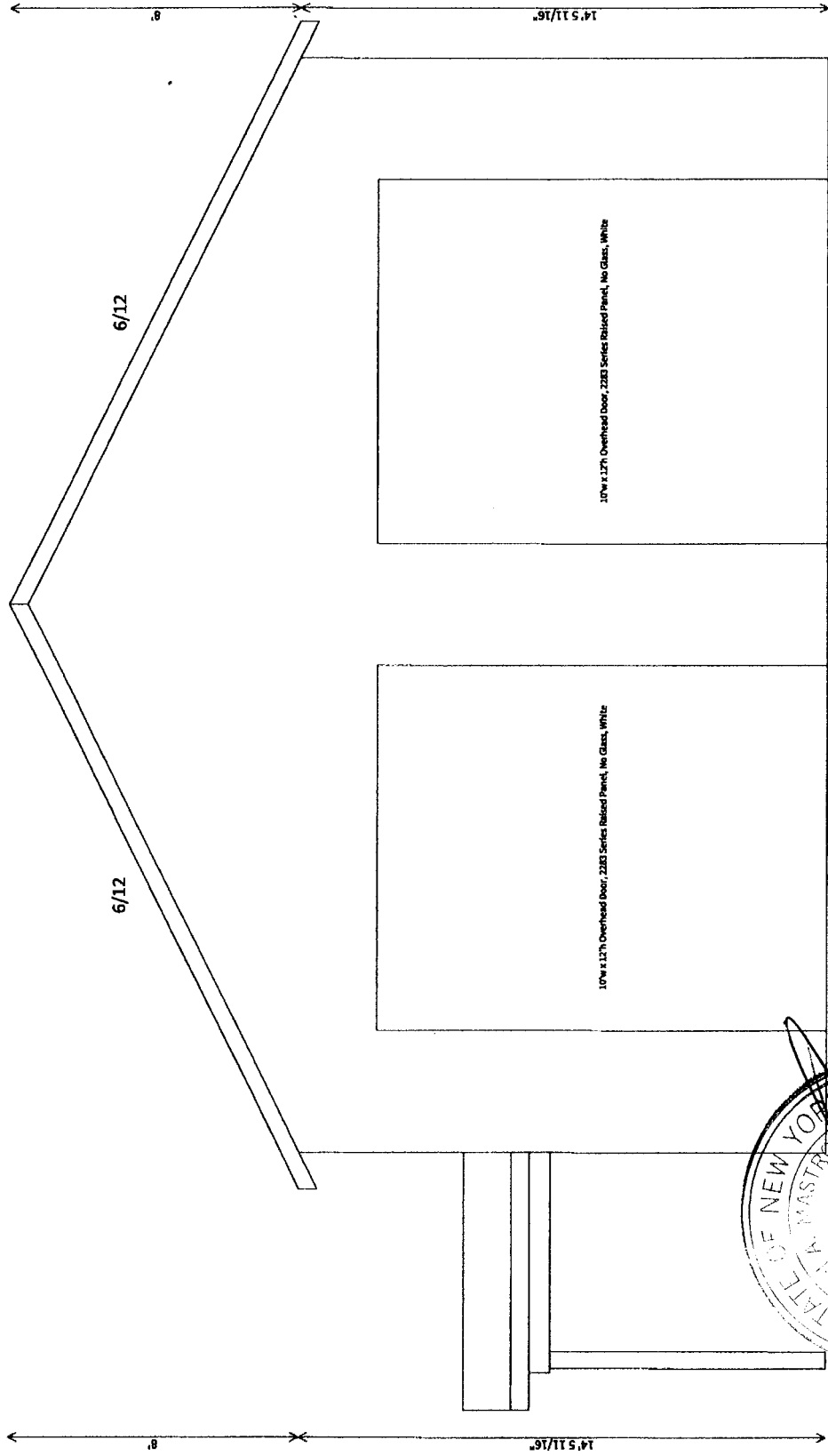
- 3 PLY - 2 X 6" LAMINATED PRESSURE TREATED POLES SET ON CONCRETE FOOTERS.
- 2 X 4" - WALL AND ROOF PURLINS ON 2' CENTERS.
- 2 X 8" - PRESSURE TREATED SPLASHBOARD AROUND PERIMETER.
- 29 GAUGE, PREMIUM PAINTED STEEL ROOF, WALLS AND TRIM WITH PAINTED SCREW FASTENERS.
- 60# GROUND SNOW LOAD STANDARD TRUSSES ON 4' CENTERS WITH 6:12 PITCH.
- 1' OVERHANG ON ALL FOUR SIDES.
- VENTED RIDGE AT THE PEAK AND VENTED SOFFIT AT EAVES.
- (3) 3' X 4' SINGLE HUNG WINDOWS WITH INSULATED GLASS, SCREENS AND GRIDS.
- (1) 3068 BLANK HEAVY DUTY WALK DOOR WITH LOCK SET AND 6' X 6' ROOF OVER DOOR.
- (2) 10 X 12' & (1) 8 X 8' OVERHEAD DOOR OPENINGS.
- SITE WORK AND PERMITS BY OWNER.



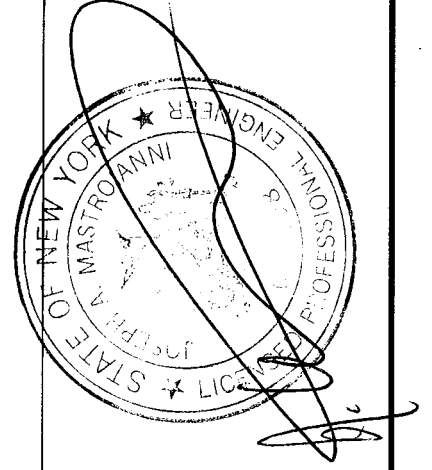
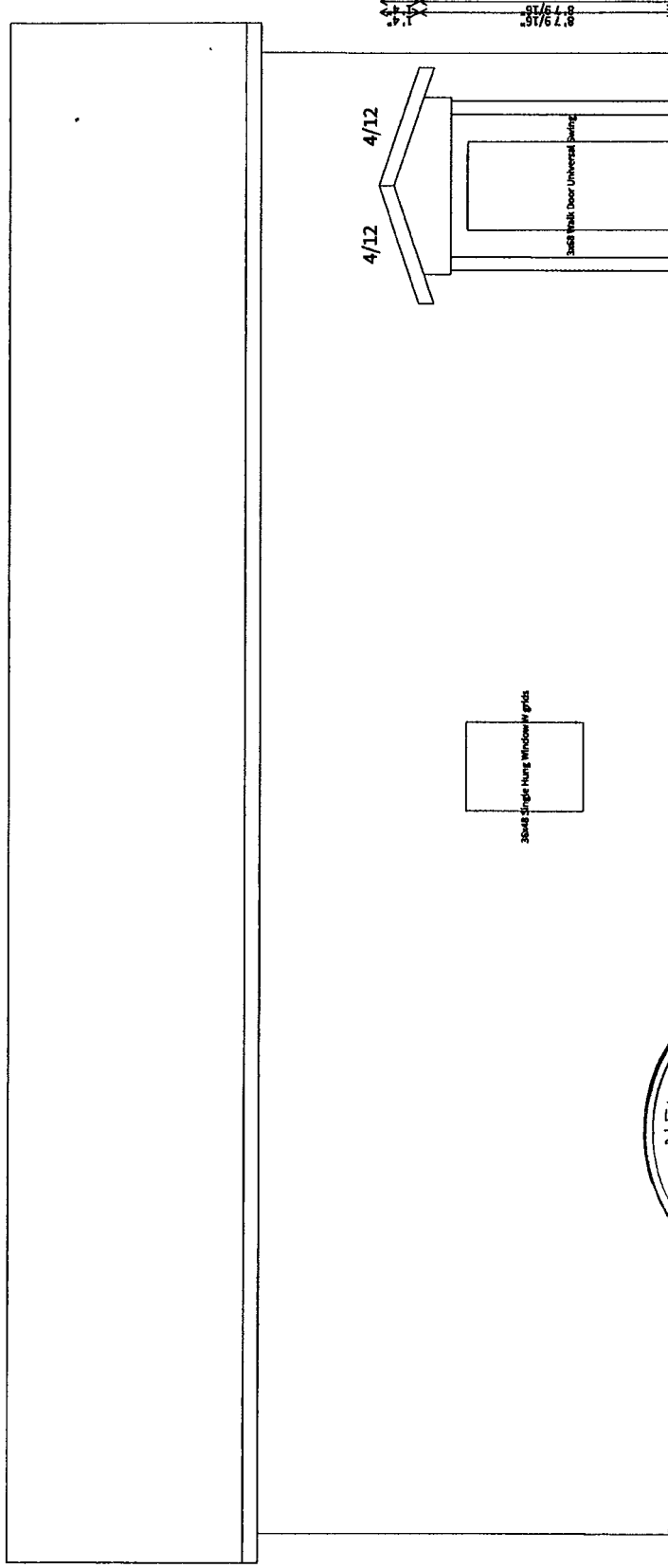


Job: snyder
Date: 1/18/2022
Time: 4:07 PM

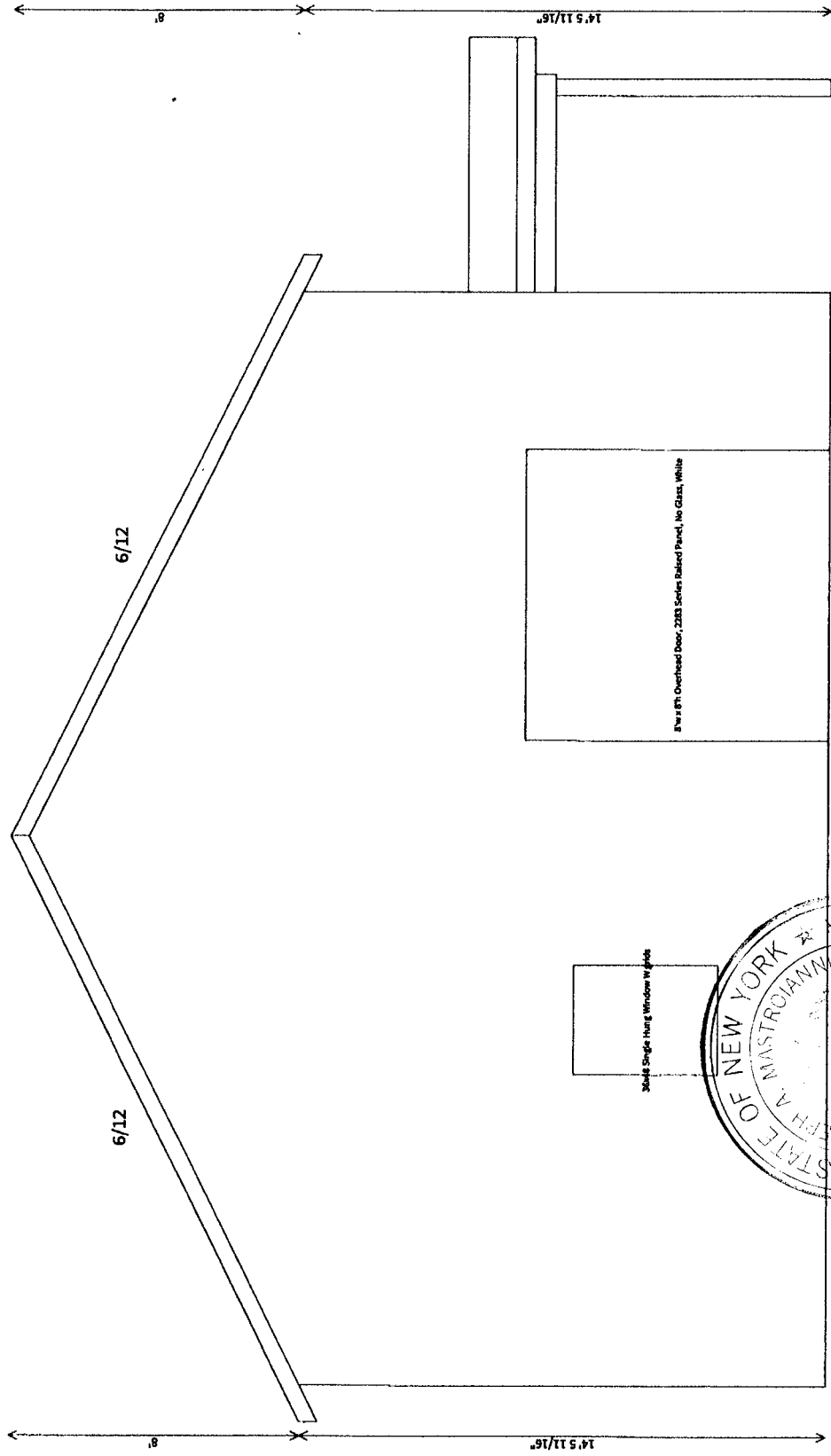
Front Elevation



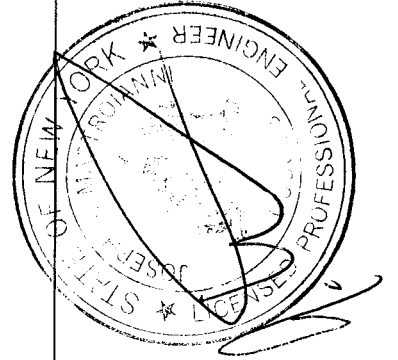
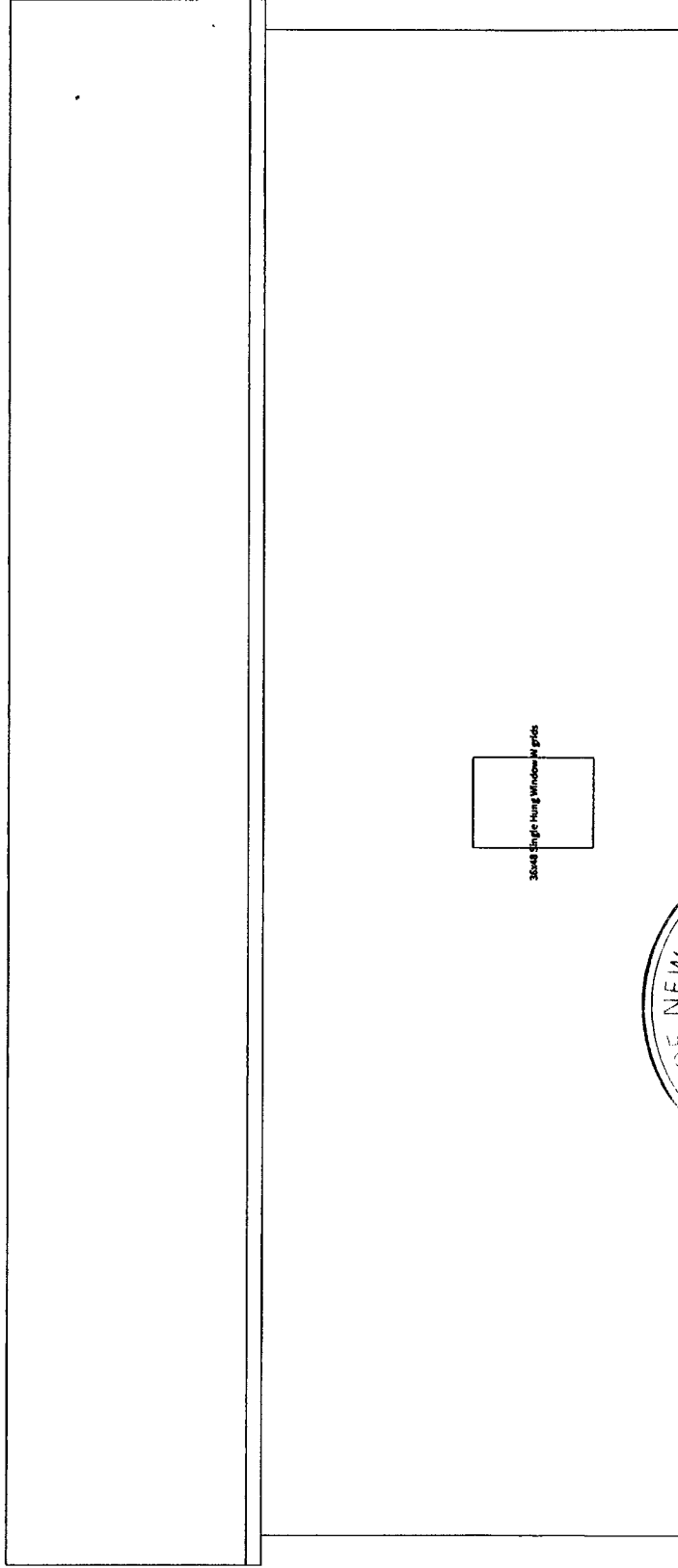
Right Elevation



Back Elevation



Left Elevation



Job: snyder
Date: 1/18/2022
Time: 4:07 PM

Cross Section - EXT-1

ROOF MATERIAL: Charcoal Gray PREMIER STANDARD RID PANEL 36"

PURLINS: 2x4 Flat

WALL MATERIAL: Old Town Gray PREMIER STANDARD RID PANEL 36"

EXTERIOR CARRIER: 2x10

EXTERIOR WALL GIRTS: 2x4

CORNER POSTS: 2x6 3/PLY Glulam
INTERMEDIATE POSTS: 2x6 3/PLY Glulam

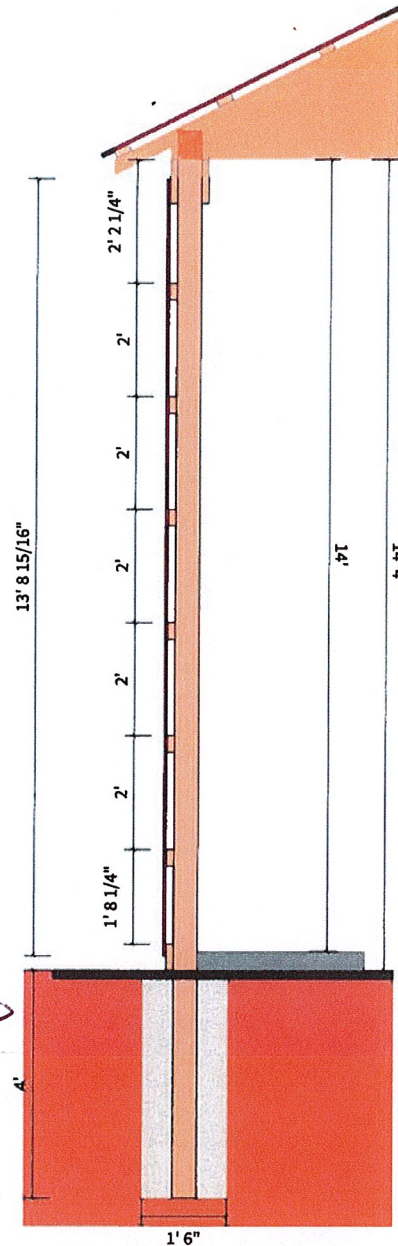
EXTERIOR SKIRT BOARD: 2x6PT
BOTTOM IS AT GRADE

SIDING BEGINS 0' 3" ABOVE GRADE

6.0/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 6"
TRUSS SPACING: 48 IN. O. C.

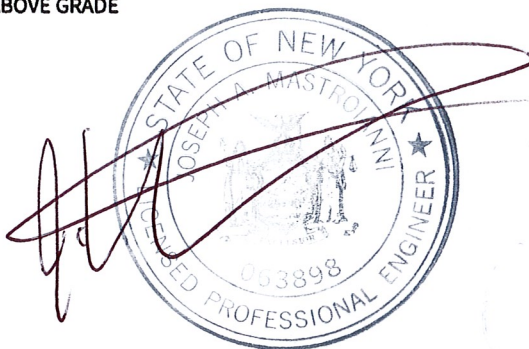
BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

INTERIOR CARRIER: 2x10



SLAB DEPTH 0' 4"

FOUNDATION NOTES:
POST HOLE: 4' X 1' 6" DIAMETER
FASTENER: (none)
BASE: 16" X 6" CONCRETE FOOTER BLOCK
UPLIFT: (none)



Job: snyder
Date: 1/18/2022
Time: 4:07 PM

Cross Section - EXT-5

ROOF MATERIAL: Charcoal Gray PREMIER STANDARD RID PANEL 36"

PURLINS: 2x4 Flat

WALL MATERIAL: Old Town Gray PREMIER STANDARD RID PANEL 36"

EXTERIOR CARRIER: 2x10

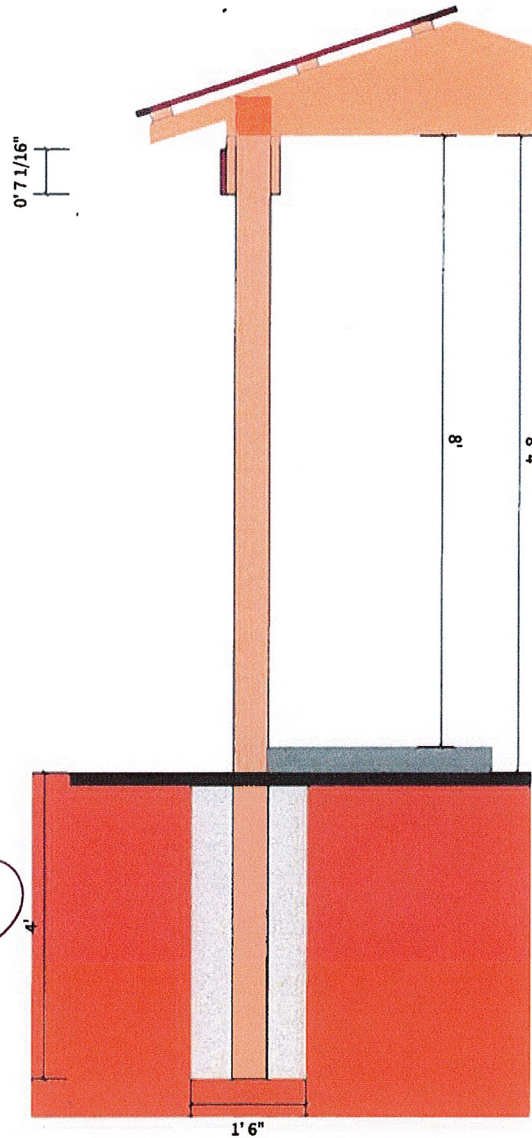
EXTERIOR WALL GIRTS: 2x4

CORNER POSTS: 2x6 3/PLY Glulam
INTERMEDIATE POSTS: 2x6 3/PLY Glulam

6.0/12 TRUSS SYSTEM
HEEL HEIGHT: 0' 6"
TRUSS SPACING: 48 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

INTERIOR CARRIER: 2x10



SLAB DEPTH 0' 4"

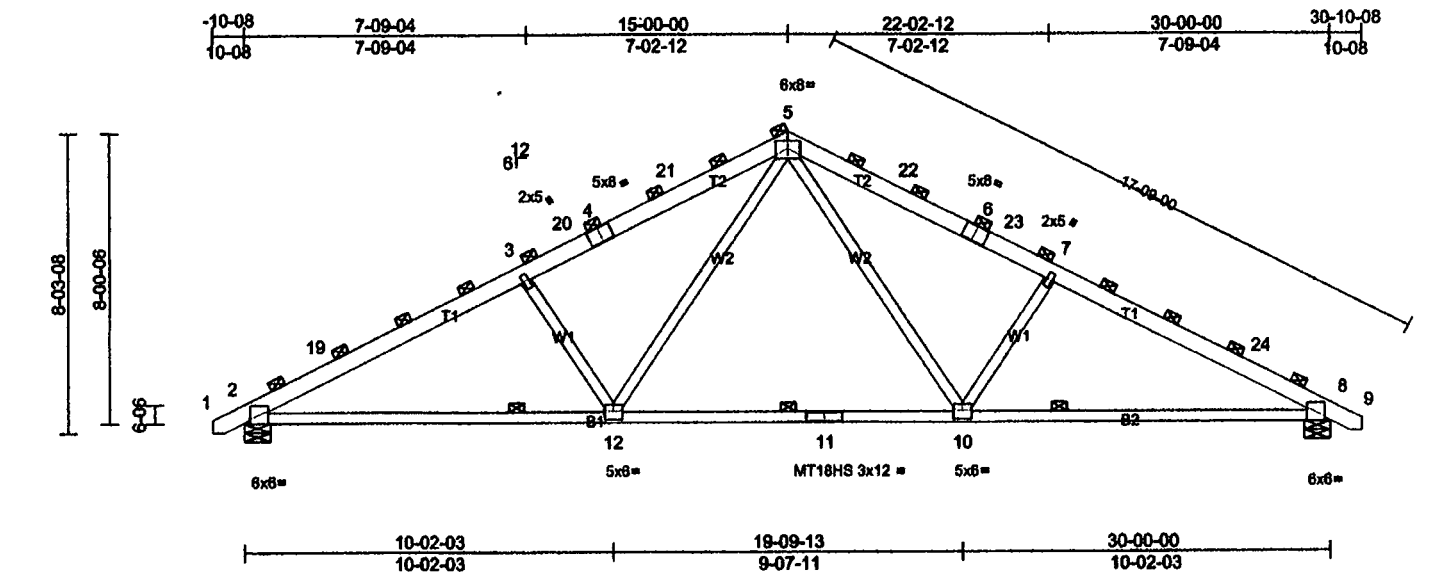
FOUNDATION NOTES:
POST HOLE: 4' X 1' 6" DIAMETER
FASTENER: (none)
BASE: 16" X 6" CONCRETE FOOTER BLOCK
UPLIFT: (none)

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
22010777B	T01	COMMON	14	1	

UFP Site Built, LLC, UFP SE Engineering

Run: 8.62 S 8.51 Oct 22 2021 Print: 8.510 S Oct 22 2021 MiTek Industries, Inc. Tue Jan 11 07:27:38
ID:V2MyOovTWk8UbLzxV3m4ILzwW5Y-57kguPHvDG05p8q4qLTIST70RepwoYHWHpYfzwW53

Page: 1



Loading	(psf)	Spacing	4-00-00	CSI	DEFL	In	(loc)	I/defl	L/d	PLATES	GRIP	
TCLL	33.6	Plate Grip DOL	1.15	TC	0.68	Vert(LL)	-0.25	12-15	>999	240	MT20	197/144
(Ground Snow = 50.0)		Lumber DOL	1.15	BC	0.99	Vert(CT)	-0.40	12-15	>910	180	MT18HS	187/144
TCDL	5.0	Rep Stress Incr	NO	WB	0.53	Horz(CT)	0.12	8	n/a	n/a		
BCLL	0.0	Code	IBC2018/TPI2014	Matrix-MS								
BCDL	5.0											
Weight: 128 lb											FT = 20%	

LUMBER

TOP CHORD 2x6 SPF 2100F 1.8E
BOT CHORD 2x4 SPF 2100F 1.8E
WEBS 2x4 SPF No.2

BRACING

TOP CHORD 2-0-0 oc purlins (4-0-8 max.)
(Switched from sheeted: Spacing > 2-0-0).

BOT CHORD 9-9-0 oc bracing.

REACTIONS (size) 2-8-08, (min. 3-07), 8-8-08, (min. 3-07)

Max Horiz 2=193 (LC 12)

Max Uplift 2=402 (LC 12), 8=402 (LC 13)

Max Grav 2=2727 (LC 1), 8=2727 (LC 1)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 2-19=4615/677, 3-19=4407/705,
3-20=4004/675, 4-20=3854/683,
4-21=3727/694, 5-21=3703/710,
5-22=3703/710, 6-22=3727/694,
6-23=3854/683, 7-23=4004/675,
7-24=4407/705, 8-24=4615/677

BOT CHORD 2-12=634/3946, 11-12=241/2606,

10-11=241/2606, 8-10=487/3946

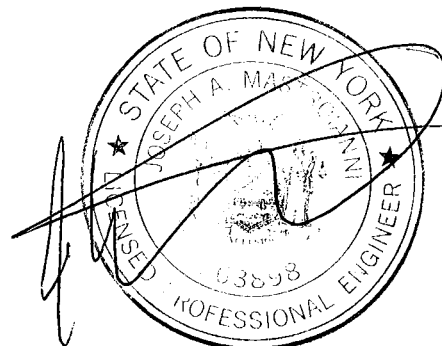
WEBS 3-12=1382/434, 5-12=298/1611,
5-10=298/1611, 7-10=1382/434

NOTES

- 1) Wind: ASCE 7-16; Vult=115mph (3-second gust)
Vasd=91mph; TCDL=3.0psf; BCDL=3.0psf; h=24ft; Cat.
I; Exp B; Enclosed; MWFRS (envelope) exterior zone
and C-C Exterior(2E) -0-8-10 to 2-3-6, Interior (1) 2-3-6
to 12-0-0, Exterior(2R) 12-0-0 to 18-0-0, Interior (1)
18-0-0 to 27-8-10, Exterior(2E) 27-8-10 to 30-8-10 zone;
cantilever left and right exposed ; end vertical left
and right exposed;C-C for members and forces & MWFRS
for reactions shown; Lumber DOL=1.60 plate grip
DOL=1.60
- 2) TCLL: ASCE 7-16; Pg= 50.0 psf; Pf=33.6 psf (Lum
DOL=1.15 Plate DOL=1.15); Is=0.8; Rough Cat B;
Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.20; IBC 1807.11.2
minimum roof live load applied where required.
- 3) Unbalanced snow loads have been considered for this
design.

- 4) This truss has been designed for greater of min roof live
load of 18.0 psf or 2.00 times flat roof load of 33.6 psf on
overhangs non-concurrent with other live loads.
- 5) Dead loads shown include weight of truss. Top chord
dead load of 5.0 psf (or less) is not adequate for a
shingle roof. Architect to verify adequacy of top chord
dead load.
- 6) All plates are MT20 plates unless otherwise indicated.
- 7) This truss has been designed for a 10.0 psf bottom
chord live load nonconcurrent with any other live loads.
- 8) One RT7A MiTek connectors recommended to connect
truss to bearing walls due to UPLIFT at jt(s) 2 and 8.
This connection is for uplift only and does not consider
lateral forces.
- 9) This truss is designed in accordance with the 2018
International Building Code section 2306.1 and
referenced standard ANSI/TP1 1.
- 10) Graphical purlin representation does not depict the size
or the orientation of the purlin along the top and/or
bottom chord.

LOAD CASE(8) Standard



This design is based upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of the Building Designer. Building Designer shall verify all design information on this sheet for conformance with conditions and requirements of the specific building and governing codes and ordinances. Building Designer accepts responsibility for the correctness or accuracy of the design information as it may relate to a specific building. Certification is valid only when truss is fabricated by a UFP plant. Bracing shown is for lateral support of truss members only and does not replace erection and permanent bracing. Refer to Building Component Safety Information (BCSI) for general guidance regarding storage, erection and bracing available from SBCA and Truss Plate Institute.



Application for Everything except Single Family Homes and Commercial Projects - Submission #1111

Date Submitted: 1/16/2022

Instructions After you submit the building permit application, you have three (3) business days to bring in the following: 1- Two (2) complete sets of plans 2- Building permit fee (which is based on the cost of the project or if it is a new single-family home, based on the square footage. Refer to the fee schedule on our webpage. 3- Survey of the property 4- Workers compensation form or BP-1 waiver form (either form can be e-mailed to lbeeman@townofmanlius.org) Failure to deliver the above paperwork to the Planning and Development Department within the three (3) business day deadline will make your application null and void. All paperwork must be submitted at one time, not separately. The application will not be reviewed until all necessary documents are received.

Application is hereby made for the issuance of a building permit pursuant to the New York State Uniform Fire Prevention and Building Code for work herein described. I hereby agree to comply with all laws, ordinances, regulations and revisions of the municipality in which the permit is requested. **

☒ I agree

Owner/Applicant - Name *	Phone Number*
Mary & Matthew Snyder	315-527-3645

Address of Proposed Work*	Email Address*
6998 N Manlius Rd, Kirkville NY 13082	nikisnyder13@gmail.com

Contractor Name and Address *	Phone Number*
RLS Structures 11407 Southard Rd, Cato NY 13033	315-626-2244

Proposed Work Type*

Garage

Description of Project*

30' x 50' Pole Barn, 3 overhead doors, windows, 1 man door

Construction Costs*	Size of Project*
25000	1500 sq ft

I hereby certify that no building is to be occupied or used in whole or part for any purpose whatsoever until a Certificate of Occupancy or Compliance has been issued by the Code Enforcement Officer. I hereby certify that the above information is true to the best of my knowledge. Permission is hereby granted to the Code Enforcement Officer or authorized representative upon showing proper credentials to enter the above premises or buildings during reasonable working hours to discharge their duties.*

☒ I agree

CODE ENFORCEMENT USE ONLY SEE PRINT OUT

Zoning: RA (F) 40 (R) 40 (S) 20 Flood Plain ☒ Wetlands ☒

Received By: B Receipt No.: 11285 Fee: \$ 165 Date: 1-18-22

Check #: 1612 Cash: — Credit Card: —

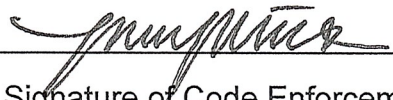
Tax Map # 093.-01-10.3

Building Permit Number: —

Approved: — Disapproved: — Date: 6/6/2022

Remarks:

DENED NEEDS HEIGHT VARIANCE OF 5' ⁶~~5' 5 1/2"~~ FROM
17' REQUIRED


Signature of Code Enforcement Officer

6998 N. Manlius Rd.



6998 N. Manlius Rd.



TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 6/20/22

1. Property Address: 7227 Autumn Run Trail E SYRACUSE NY 13057

Property Tax Map # 076.-04-10.0

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; Adding a Dining Room addition off Kitchen

2. Owner of Property: Bruce Deppoliti

Owner's Address: bru10369@yahoo.com

Owner's E-Mail: 7227 Autumn Run Trail E SYRACUSE, NY, 13057

Owner's Phone #: 315 439-2612 Does Owners reside at property: yes

Signature of Property Owner: Bruce Deppoliti

3. Applicant / Representative / Attorney:

Name: _____ Company: _____

Address: _____

Phone: _____ E-Mail: _____

Below this line - For Office Use Only

Application Received by: _____ Date: _____

Payment Receipt #: _____

Date of Denial of Building Permit Application: _____ Current Property Zoning: _____

The subject property will be in conformity with all zoning use as outlined in Chapter 155 of the Town of Manlius Municipal Code, except as stated here by the Code Officer: _____

Application for Building Permit

Town of Manlius
Department of Planning and Development
301 Brooklea Drive, Fayetteville, NY 13066
(315)637-8619 Fax: (315) 637-0713

Application is hereby made for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code for work herein described. The applicant agrees to comply with all laws, ordinances, regulations and revisions of the municipality in which the Permit is requested.

BRU10369@YAHOO.COM
Owner/Applicant - Name and Phone Number:
Bruce M Deppoliti 315-439-2612

Address of Proposed Work: 7227 Autumn Run Trl E SYRACUSE NY 1305

sub Contractor Name & Address & Phone Number: JC Remon
3632 Watergate Rd Manlius NY 13104 315 569-0521

Proposed Work: 12 x 12 Addition

- | | | | |
|---------------------------|-------------------------------|---------------------|-----------------|
| 1. Addition <u>X</u> | 2. Alteration _____ | 3. Demolition _____ | 4. Garage _____ |
| 5. Shed _____ | 6. Deck _____ | 7. Pool _____ | 8. Sign _____ |
| 9. New Construction _____ | 10. Fireplace/Woodstove _____ | 11. Solar _____ | |
| 12. Renewal _____ | 13. Other _____ | | |

Construction Cost: \$ 18,000

Size of Project: 12 x 12 Addition

Description of Project:
Dining Room Addition

Residential - New Structure _____ Existing Structure _____

of Bedrooms _____ # of Bathrooms _____ # of Fireplaces _____

Total Square Feet w/o Garage _____ Garage Square Foot _____

Other _____

Description _____

Commercial – New Structure _____ Existing Structure _____

Name of Business: _____ Total Square Feet: _____

Description of Property: _____

All Plumbing and Sanitary systems to be inspected by Onondaga County Department of Health. All Electrical systems will be inspected by a Third Party Electrical Inspector approved by the Town of Manlius.

I hereby agree that no building is to be occupied or used in whole or in part for any purpose what so ever until a Certificate of Occupancy or Compliance has been issued by the Code Enforcement Officer.

I hereby certify that the above information is true to the best of my knowledge. Permission is hereby granted to the Code Enforcement Officer or Authorized representative upon showing proper credentials to enter that above premises or buildings during reasonable working hours to discharge their duties.

Signature: [Signature] Date: 6/13/22

CODE ENFORCEMENT USE ONLY

Zoning: R3 (F) 30 (R) 25 (S) 15 Flood Plain _____ Wetlands _____

Received By: [Signature] Receipt No.: 12139 Fee: \$ 133 Date: 6-6-22

Check #: 2361 Cash: _____ Credit Card: _____

Tax Map # 076-04-10.0

Building Permit Number: _____

Approved: _____ Disapproved: _____ Date: 6/15/2022

Remarks:

DENIED VARIANCE REQUIRED FOR SIDE YARD SETBACK
PROPOSED 13'8" NEED VARIANCE OF 1'4" TO MEET REQUIRED 15'

[Signature]
Signature of Code Enforcement Officer

Bruce Deppoliti
7227 Autumn Run Trail
E SYRACUSE NY 13057

- ① No other feasible method
- ② NO
- ③ Not substantial
- ④ No Adverse Effects
- ⑤ Not Self Created

TOWN OF MANLIUS
DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit.*

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I TINA L. GALVIN, being duly sworn, deposes and says that (s) he is:
(Notary)

Bruce M Deppoliti
(applicant, petitioner, corporation officer, property owner, etc.)

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

- A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
- B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:
- 1) is the applicant, or
 - 2) is an officer, director, partner or employee of the applicant, or
 - 3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - 4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.
- C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
- D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date: 6/21, 20 22

Bruce M. Deppoliti
(Print Name of 1st Applicant)

[Signature]
(Signature of 1st Applicant)

(Entity Name)

By (Officer) _____ (Title)

(Mailing Address of 1st Applicant)

(Telephone Number)

Date: _____, 20 _____

(Print Name of 2nd Applicant)

(Signature of 2nd Applicant)

(Entity Name)

By (Officer) _____ (Title)

(Mailing Address of 2nd Applicant)

(Telephone Number)

ACKNOWLEDGEMENTS

STATE OF NEW YORK)

) SS:

COUNTY OF ONONDAGA)

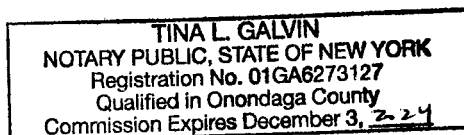
On this 21st day of June in the year 20 22, before me, the undersigned, a notary public in and for said state, personally appeared Bruce Deppoliti

(1st Applicants Name)

, and _____ personally known to me or proved to me on the basis
(2nd Applicants Name)

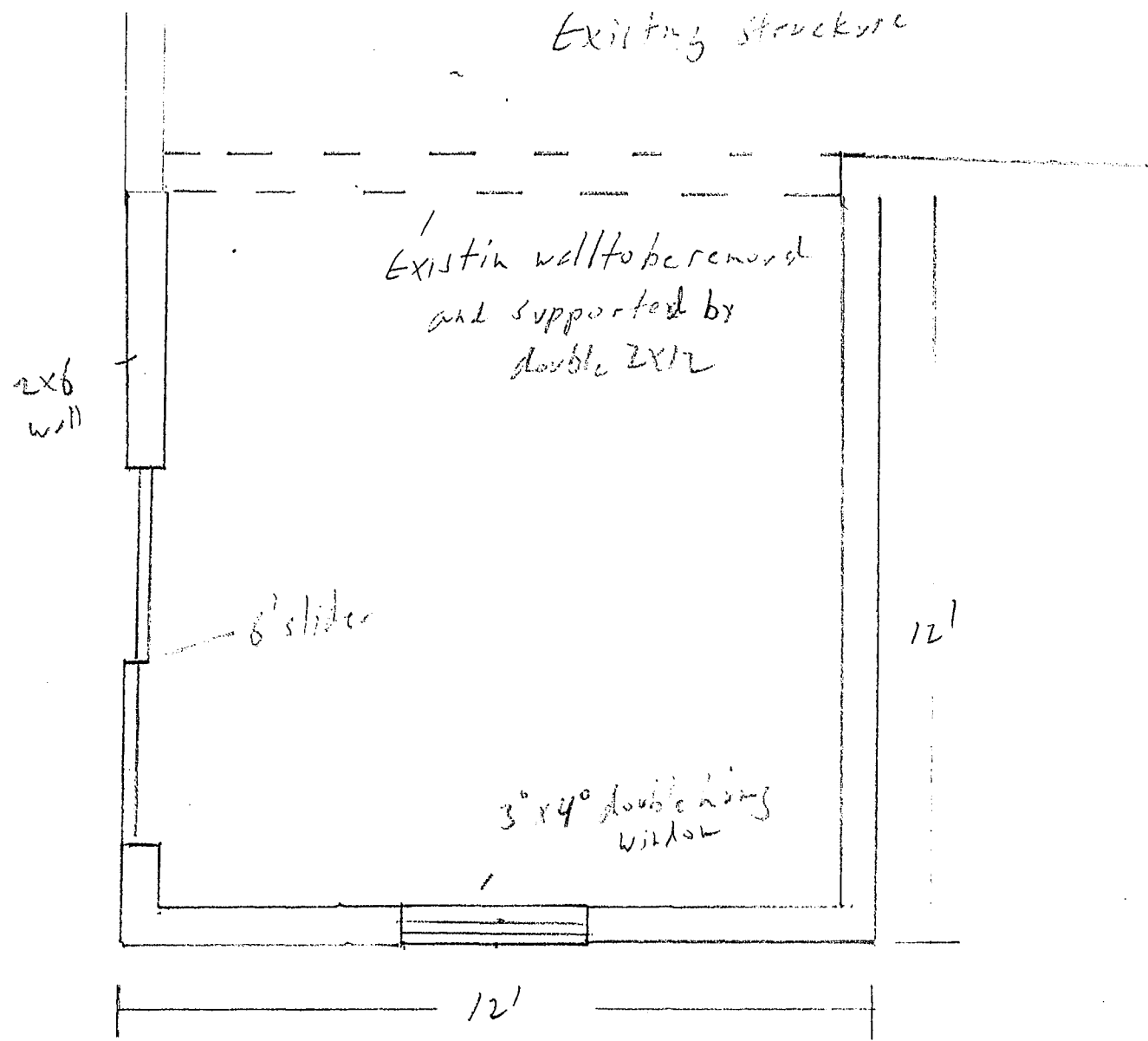
of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

[Signature]
Notary Public



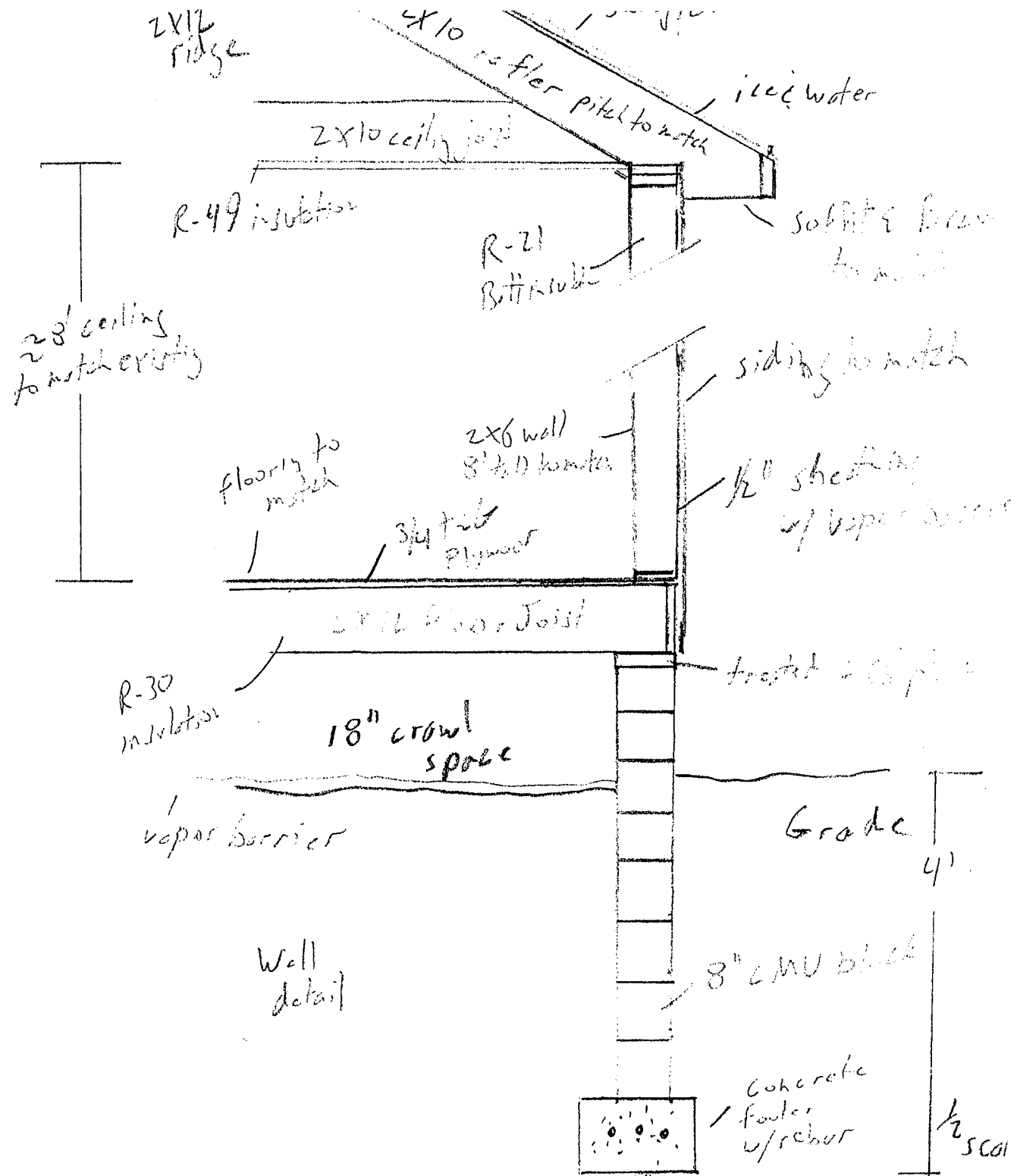
SEAL

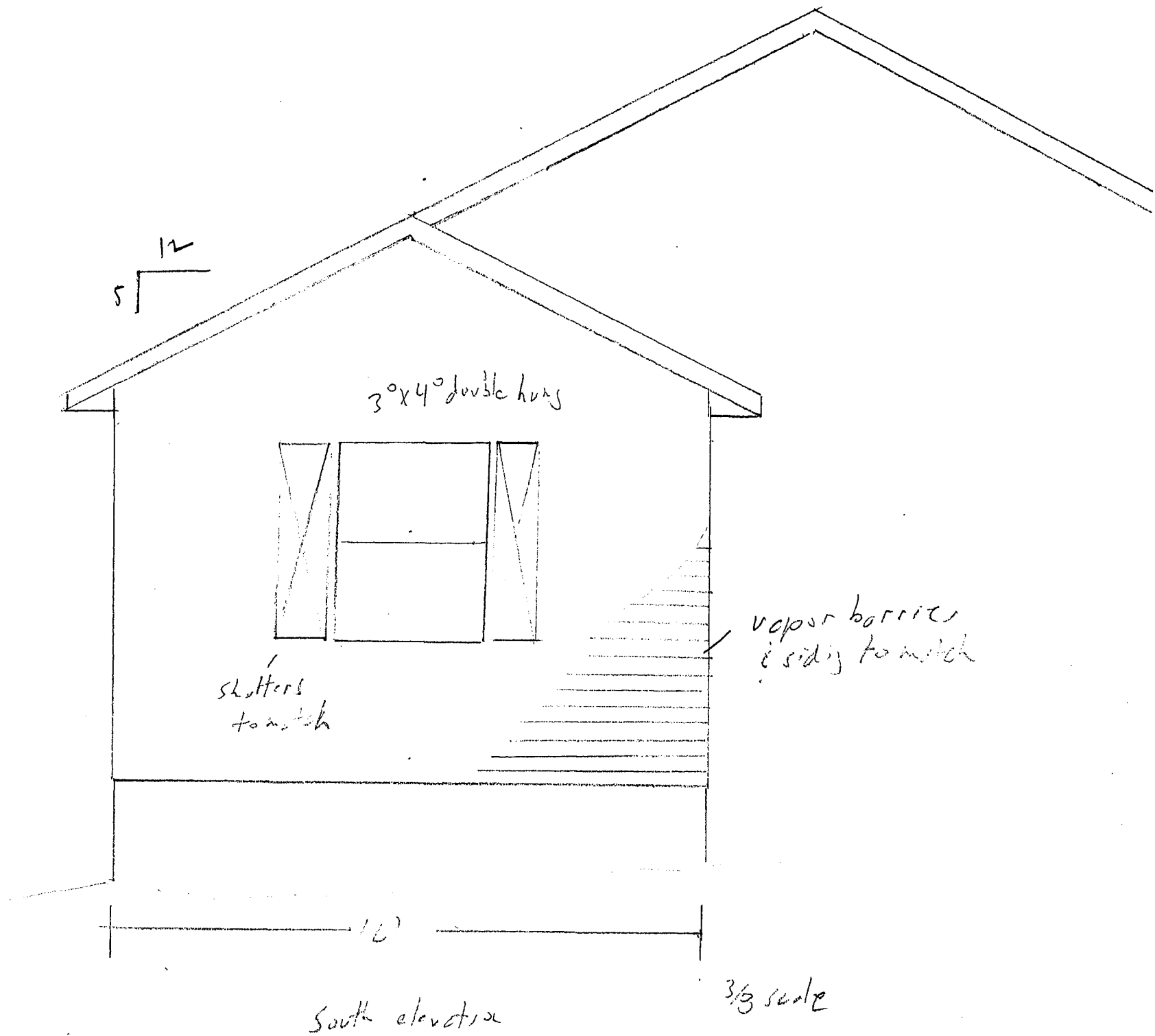
D



3/8 scale

floor plan





Existing
roof

New roof to match

New structure

Existing
structure

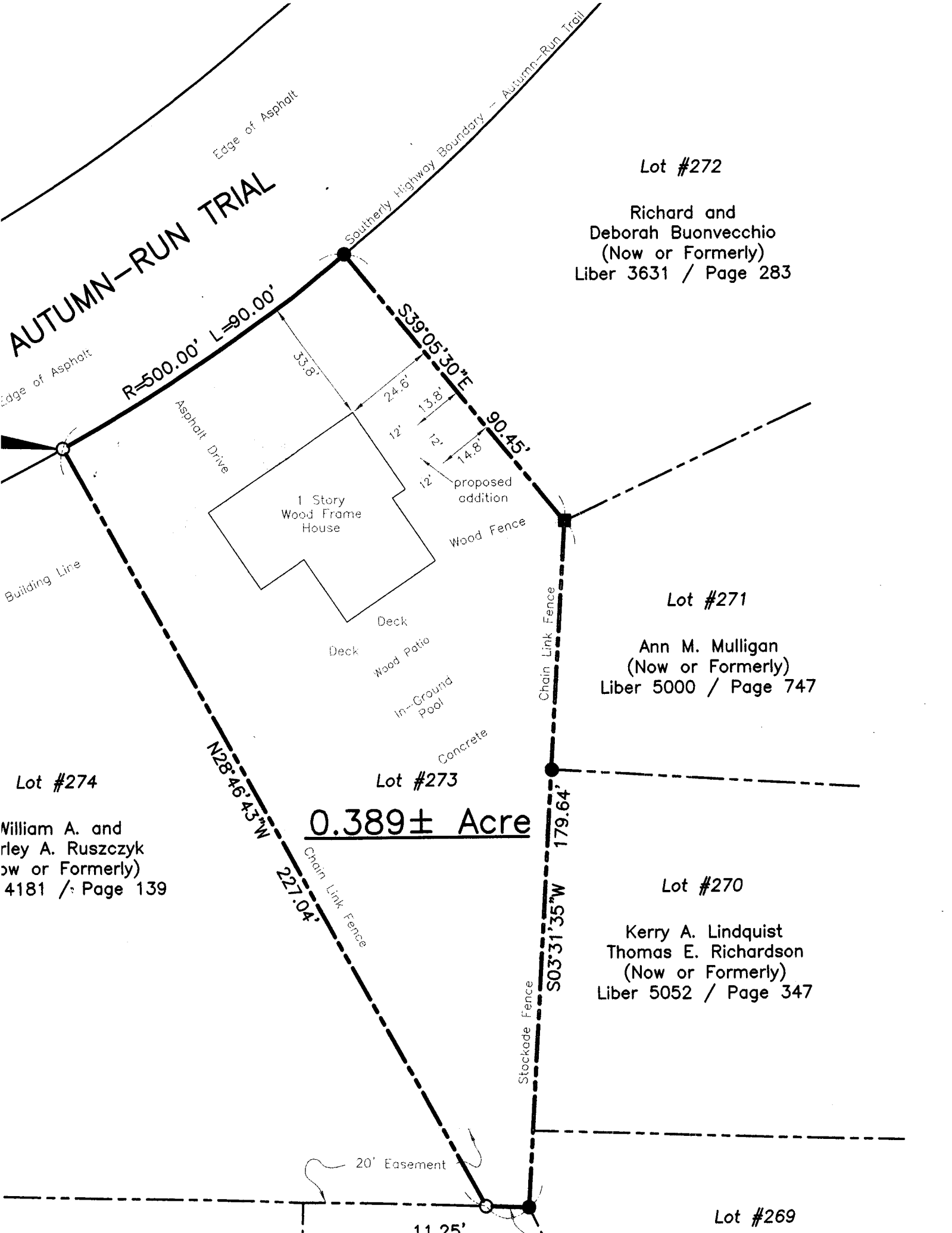
siding
to match

6'
slider
blocked off
for future
deck

12'

Grade

West Elevation



Lot #272

Richard and
Deborah Buonvecchio
(Now or Formerly)
Liber 3631 / Page 283

Lot #271

Ann M. Mulligan
(Now or Formerly)
Liber 5000 / Page 747

Lot #270

Kerry A. Lindquist
Thomas E. Richardson
(Now or Formerly)
Liber 5052 / Page 347

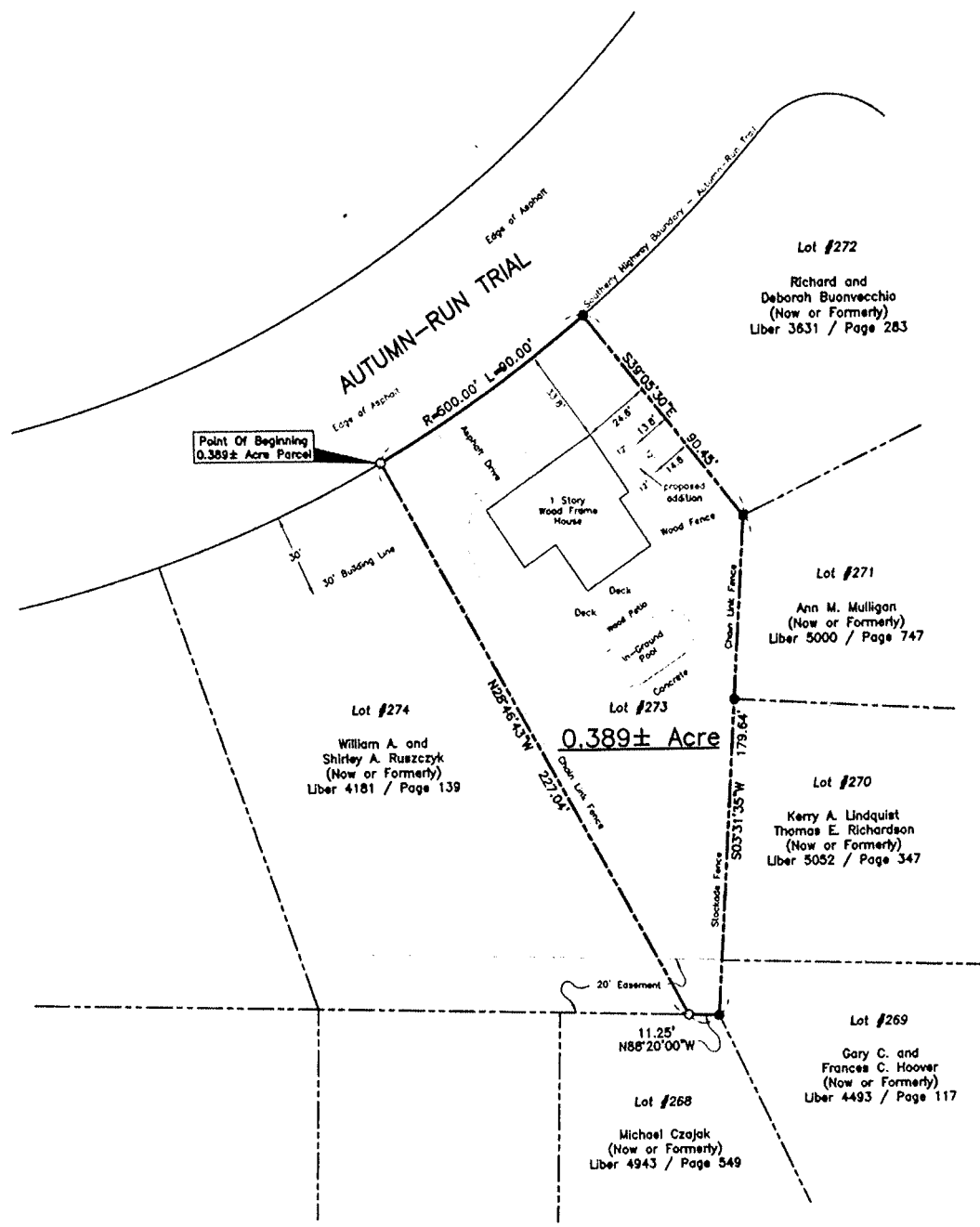
Lot #269

Lot #274

William A. and
rley A. Ruszczyk
(Now or Formerly)
Liber 4181 / Page 139

Lot #273

0.389± Acre



Deed Reference:

Debra M. Greiner
To
Richard C. Greiner
Quitclaim Deed - Dated February 24, 2000
Liber 4400 of Deeds / Page 45

Map Reference:

"Final Plan - Section 'G' - Fremont Hills Extension"
Part of Lot 53 - Town of Manlius
Onondaga County - New York
Dated: August 12, 1977 By: Jack W. Cottrell, L.S.
and Filed In The Onondaga County Clerk's Office
on November 3, 1977 as Map #5616.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP
BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION
OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE
EDUCATION LAW.
THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN
THE ORIGINAL PREPARER IS MISLEADING, CONFUSING, AND NOT
IN THE GENERAL WELFARE AND INTEREST OF THE PUBLIC.
LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS,
SURVEY PLANS, OR SURVEY PLATS PREPARED BY OTHERS.

It is hereby certified that this map
was made from an actual field survey
dated October 2, 2008 and that
both map and survey are correct.

Frederick W. Myers Jr.
Frederick W. Myers Jr., L.S. #049229

MAP BY: BC
CHECKED BY: RM

Legend:

- existing iron pin
- iron pin set
- existing fence post

*Map revised June 2, 2022 to show proposed addition
*Map revised June 20, 2022 to show proposed addition

Scale 1"=30 Feet

File No. 08-154

	Lands of	Revisions
	RICHARD C. GREINER Autumn-Run Trail Town of Manlius - Onondaga County State of New York	6/2/2022 6/20/2022
Date of Drawing 10/02/2008	Myers and Associates, P.C. 127 South Peterboro Street Canastota, New York 13032 Telephone (315) 697-2281 Fax (315) 697-5232	

7227 Autumn Run Trail



03/30/2021

TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 6/23/22

1. Property Address: 7119 NORTH MANLIUS RD.

Property Tax Map # 040.00 - 02 - 02.3

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; _____

NEW CONSTRUCTION

2. Owner of Property: ALEX HEBERT

Owner's Address: 7119 NORTH MANLIUS RD.

Owner's E-Mail: Ahebert1987@yahoo.com

Owner's Phone #: 315-450-5508 Does Owners reside at property: Y

Signature of Property Owner: 

3. Applicant / Representative / Attorney:

Name: _____ Company: _____

Address: _____

Phone: _____ E-Mail: _____

Below this line - For Office Use Only

Application Received by: _____ Date: _____

Payment Receipt #: _____

Date of Denial of Building Permit Application: _____ Current Property Zoning: _____

The subject property will be in conformity with all zoning use as outlined in Chapter 155 of the Town of Manlius Municipal Code, except as stated here by the Code Officer: will need a 5'

height variance for Pole Barn

This section is for - office use only.

Received by: _____

Date: _____

Payment: _____

Receipt #: _____



040-01-21.0

040-01-20.0

7120

N. Main St RD

7119

7115

040-02-02.3

Commercial – New Structure _____ Existing Structure _____

Name of Business: _____ Total Square Feet: _____

Description of Property: _____

All Plumbing and Sanitary systems to be inspected by Onondaga County Department of Health.
All Electrical systems will be inspected by a Third Party Electrical Inspector approved by the
Town of Manlius.

I hereby agree that no building is to be occupied or used in whole or in part for any purpose
what so ever until a Certificate of Occupancy or Compliance has been issued by the Code
Enforcement Officer.

I hereby certify that the above information is true to the best of my knowledge. Permission is
hereby granted to the Code Enforcement Officer or Authorized representative upon showing
proper credentials to enter that above premises or buildings during reasonable working hours to
discharge their duties.

Signature: *Michael Adams* Date: _____

CODE ENFORCEMENT USE ONLY NOT IMPACTED BY CONSTRUCTION

Zoning: RA (F) 40 (R) 40 (S) 20 Flood Plain Y Wetlands Y

Received By: DW Receipt No.: 12028 Fee: \$ 349.00 Date: 5-18-22

Check #: _____ Cash: X Credit Card: _____

Tax Map # 040.-02-02.5

Building Permit Number: _____

Approved: _____ Disapproved: _____ Date: 5/20/2022

Remarks:

DENIED NEEDS VARIANCE FOR PRIVATE GARAGE OVER 17 FEET

Needs 4' variance for a height of 22'

5'

[Signature]
Signature of Code Enforcement Officer

TOWN OF MANLIUS
DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit.*

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I Deborah Witzel, being duly sworn, deposes and says that (s) he is:
(Notary)

Alexander M. Hebert
(applicant, petitioner, corporation officer, property owner, etc.)

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

- A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
- B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:
 - 1) is the applicant, or
 - 2) is an officer, director, partner or employee of the applicant, or
 - 3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - 4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.
- C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
- D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date: June 27, 20 22

Date: _____, 20 _____

Alexander M Hebert
(Print Name of 1st Applicant)

(Print Name of 2nd Applicant)

[Signature]
(Signature of 1st Applicant)

(Signature of 2nd Applicant)

(Entity Name)

(Entity Name)

By (Officer) _____ (Title) _____

By (Officer) _____ (Title) _____

7119 N. Manlius RD
(Mailing Address of 1st Applicant)

(Mailing Address of 2nd Applicant)

Kirkville NY 13082

315-450-5508
(Telephone Number)

(Telephone Number)

ACKNOWLEDGEMENTS

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this 27th day of June in the year 20 22, before me, the undersigned, a notary public in and for said state, personally appeared Alexander Hebert
(1st Applicants Name)

, and _____ personally known to me or proved to me on the basis
(2nd Applicants Name)

of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

[Signature]
Notary Public

DEBORAH J WITZEL
Notary Public, State of New York
No. 01WI6162236
Qualified in Onondaga County 23
Commission Expires March 5, 2023

1. NO

2. NO

3. NO

4. NO

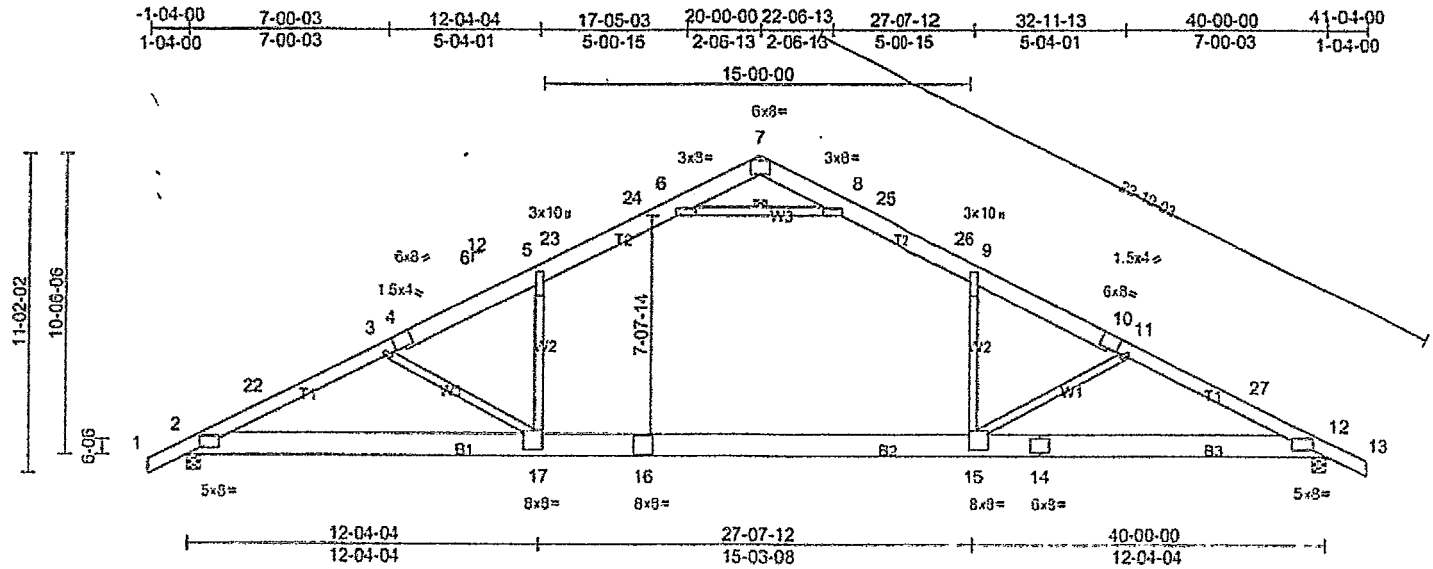
5. NO

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
22040014B	A01	ATTIC	44	1	

UFP Site Built, LLC, UFP SE Engineering

Run 8 51 S Oct 22 2021 Print 8 510 S Oct 22 2021 Mitek Industries, Inc Wed Apr 13 09 10 14
ID D5DlRanY5pJN107NxEZ03zU3v6-0;2COIVq2aR_cQDltq7vKylyUUDPCwSPVKLO7xzRBZ9

Page 1



Scale = 1/16\"/>

Loading	(psf)	Spacing	1-04-00	CSI	DEFL	in	(loc)	U/dell	L/d	PLATES	GRIP
TCLL	38.5	Plate Grip DOL	1.15	TC	0.60	Vert(LL)	-0.51	15-17	>882	240	197/144
(Ground Snow = 50.0)		Lumber DOL	1.15	BC	0.39	Vert(CT)	-0.90	15-17	>530	180	
TCDL	10.0	Rep Stress Incr	YES	WB	0.59	Horz(CT)	0.07	12	n/a	n/a	
BCLL	0.0*	Code	IRC2018/TPI2014	Matrix-MS		Attic	-0.21	15-17	>855	360	
BCDL	10.0										
Weight: 312 lb FT = 20%											

LUMBER	
TOP CHORD	2x8 SP 2400F 2.0E *Except* 1-4,13-10:2x6 SPF No.2
BOT CHORD	2x10 SP 2400F 2.0E
WEBS	2x4 SPF No.2 *Except* 6-8:2x4 SPF 2100F 1.8E
BRACING	
TOP CHORD	Structural wood sheathing directly applied or 3-7-8 oc purlins.
BOT CHORD	Rigid ceiling directly applied or 10-0-0 oc bracing.
WEBS	1 Row at midpt 6-8
REACTIONS (size)	
	2=5-08, (min. 1-09), 12=5-08, (min. 1-09)
	Max Horiz 2=86 (LC 16)
	Max Grav 2=1871 (LC 2), 12=1871 (LC 2)
FORCES	
	(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD	2-22=-3705/0, 3-22=-3608/0, 3-4=-3150/0, 4-5=-3030/0, 5-23=-2517/0, 23-24=-2497/0, 6-24=-2408/0, 6-7=0/1417, 7-8=0/1417, 8-25=-2408/0, 25-26=-2497/0, 9-26=-2517/0, 9-10=-3030/0, 10-11=-3150/0, 11-27=-3608/0, 12-27=-3705/0
BOT CHORD	2-17=0/3295, 16-17=0/2691, 15-16=0/2591, 14-15=0/3295, 12-14=0/3295
WEBS	6-8=-1175/0, 5-17=0/1086, 9-15=0/1086, 3-17=-881/80, 11-15=-681/59

NOTES

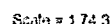
- 1) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=24ft, Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-4-0 to 2-8-0, Interior (1) 2-8-0 to 16-0-0, Exterior(2R) 16-0-0 to 24-0-0, Interior (1) 24-0-0 to 37-4-0, Exterior(2E) 37-4-0 to 41-4-0 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 2) TCLL: ASCE 7-16; Pg= 50.0 psf; Pf=33.5 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10

- 3) Unbalanced snow loads have been considered for this design.
- 4) This truss has been designed for greater of min roof live load of 16.0 psf or 2.00 times flat roof load of 38.5 psf on overhangs non-concurrent with other live loads.
- 5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- 7) Ceiling dead load (5.0 psf) on member(s). 5-6, 8-9, 8-8; Wall dead load (5.0psf) on member(s). 5-17, 9-15
- 8) Bottom chord live load (40.0 psf) and additional bottom chord dead load (10.0 psf) applied only to room. 15-17
- 9) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R502.10.2 and referenced standard ANSI/TPI 1.
- 10) Attic room checked for L/360 deflection.

LOAD CASE(S) Standard

This design is based upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of the Building Designer. Building Designer shall verify all design information on this sheet for conformance with conditions and requirements of the specific building and governing codes and ordinances. Building Designer accepts responsibility for the correctness or accuracy of the design information as it may relate to a specific building. Certification is valid only when truss is fabricated by a UFP plant. Bracing shown is for lateral support of truss members only and does not replace erection and permanent bracing. Refer to Building Component Safety Information (BCSI) for general guidance regarding storage, erection and bracing available from SCSA and Truss Plate Institute.



Page 1



UFP New York, LLC

11 Aston Street, Auburn, NY, 13021
Ph# 315-253-2758 Fax#: 315-253-2254

REQ. QUOTE DATE	04/04/22	ORDER #	
ORDER DATE	/ /	QUOTE #	22040014B
DELIVERY DATE	/ /	CUSTOMER ACCT #	LOWN2379
DATE OF INVOICE	/ /	CUSTOMER PO #	
ORDERED BY	John	INVOICE #	
DESIGNER	Ryan Podolak	TERMS	
SUPERINTENDENT	John	SALES REP	Ken Howe
JOB SITE PHONE #	(315) 652-1228	SALES AREA	New York

CH DRAWING NO	Lowe's-Clay #2379 3856 State Route 31 Liverpool, NY 13090-1310 (315) 652-1228	JOB NAME: CW _{ykor} MODEL: TAG: R _{oor} DELIVERY INSTRUCTIONS:	LOT # SUBDIV: JOB CATEGORY: Residential
	CH DRAWING NO	CW _{ykor} Liverpool, NY	SPECIAL INSTRUCTIONS:

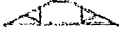
BUILDING DEPARTMENT	OVERHANG INFO	HEEL HEIGHT	2-6	REQ. LAYOUTS	REQ. ENGINEERING	QUOTE	BY	DATE
Roor Trusses	END CUT RETURN PUNCH NO	GABLE STUDS	16 IN OC	JOB SITE 2	NONE	LAYOUT CUTTING	RP1	04/13/22 / / 04/04/22

ROOF TRUSSES

LOADING
INFORMATION

COLL TO CL	COLL TO CL	COLL TO CL	COLL TO CL	STRESS INCL
50.0	10.0	0.0	0.0	1.00

ROOF TRUSS SPACING: 16.0 IN. O C (TYP.)

PROFILE	QTY	PITCH	TYPE	BASE	O/A	LUMBER	OVERHANG	CANTILEVER	STUB	UNIT	TOTAL
	PLY		ID	SPAN	SPAN	1CP 2CP		LEFT RIGHT	LEFT RIGHT	PRICE	PRICE
	44	6:00	0:00	ATTIC A01	40-00-00	40-00-00	2 X 8 2 X 10	01-04-00	01-04-00		
	2	6:00	0:00	ATTIC A01GE	40-00-00	40-00-00	2 X 8 2 X 10	01-04-00	01-04-00		

ROOF SUB-TOTAL:

ACCEPTED BY SELLER

ACCEPTED BY BUYER

SUB-TOTAL

PURCHASER

BY:

TITLE:

BY:

JOB ADDRESS:

TITLE:

DATE OF ACCEPTANCE

PHONE:

DATE:

GRAND TOTAL

Quote is based on current design values at the time of quote (lumber, EWP, hardware, etc).

Should any of these values change prior to completion of this project, UFP New York, LLC

reserves the right to adjust the sell price accordingly.

QUOTE POLICY: QUOTE VALID FOR 7 DAYS. AFTER 7 DAYS, UFP RESERVES THE RIGHT TO REVIEW / ADJUST ALL PRICING.

Sealed individual truss drawings are included in the pricing.

Sealed layouts, stamped bracing diagrams are NOT included.

Full payment made on net 30 day terms. No pay-if-paid terms. UFP reserves the right to hold shipments if we are not paid within the agreed upon payment terms.

PURCHASE ORDER POLICY: Purchase orders are valid for a period of 30 days. Orders moved past a 30 day period are subject to price review to current market conditions.

/ 119 North Manlius Road



TOWN OF MANLIUS – ZONING BOARD OF APPEALS

APPLICANT / PROPERTY INFORMATION

Date: 6/28/2022

1. Property Address: 5886 Strawmount Trl., Chittenango, NY 13037

Property Tax Map # 082.2-03-09.0

The Applicants Purpose (new construction, alteration, extension, restoration, modification or other action) with respect to the subject property; _____

Addition of storage shed to backyard

2. Owner of Property: Steven Kelly, II.

Owner's Address: 5886 Strawmount Trl., Chittenango, NY 13037

Owner's E-Mail: stevekellyii@gmail.com

Owner's Phone #: 315-575-5999 Does Owners reside at property: Yes

Signature of Property Owner: Steve M. Kelly, II.

3. Applicant / Representative / Attorney:

Name: Steven Kelly, II. Company: _____

Address: 5886 Strawmount Trl., Chittenango, NY 13037

Phone: 315-575-5999 E-Mail: stevekellyii@gmail.com

Below this line - For Office Use Only

Application Received by: _____ Date: _____

Payment Receipt #: _____

Date of Denial of Building Permit Application: _____ Current Property Zoning: _____

The subject property will be in conformity with all zoning use as outlined in Chapter 155 of the Town of Manlius Municipal Code, except as stated here by the Code Officer: _____

Application for Building Permit

Town of Manlius

Department of Planning and Development

301 Brooklea Drive, Fayetteville, NY 13066

(315)637-8619 Fax: (315) 637-0713

Application is hereby made for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code for work herein described. The applicant agrees to comply with all laws, ordinances, regulations and revisions of the municipality in which the Permit is requested.

Name - Owner/Applicant: STEVEN KELLY

Address of Proposed Work: 5886 STRAWMOUNT TRL., CHITTENANGO, NY 1303

Phone Number: (315)575-5999

Email Address: STEVEKELLYII@GMAIL.COM

Contractor Name & Address: DAVID FELSAR

Contractor Phone Number: (315)552-8583

Contractor Email Address: The Amish Structures @Gmail.com

The Amish Structures
8343 US Route 20
Manlius, NY 13049-953

Proposed Work:

- | | | | |
|---------------------------|-------------------------------|---------------------|-----------------|
| 1. Addition _____ | 2. Alteration _____ | 3. Demolition _____ | 4. Garage _____ |
| 5. Shed <u>X</u> | 6. Deck _____ | 7. Pool _____ | 8. Sign _____ |
| 9. New Construction _____ | 10. Fireplace/Woodstove _____ | 11. Solar _____ | |
| 12. Renewal _____ | 13. Other _____ | | |

Construction Cost: \$ 7,670

Size of Project: 12' x 16' (192 ft²)

Description of Project:

Contractor to build 12'x16' shed and place on compacted stone base (6x6 timber). location is back of residence.

Residential - New Structure _____ Existing Structure _____

of Bedrooms _____ # of Bathrooms _____ # of Fireplaces _____

Total Square Feet w/o Garage _____ Garage Square Foot _____

Other _____

Description _____

Commercial - New Structure _____ Existing Structure _____

Name of Business: _____ Total Square Feet: _____

Description of Property: _____

All Plumbing and Sanitary systems to be inspected by Onondaga County Department of Health.
All Electrical systems will be inspected by a Third Party Electrical Inspector approved by the Town of Manlius.

I hereby agree that no building is to be occupied or used in whole or in part for any purpose what so ever until a Certificate of Occupancy or Compliance has been issued by the Code Enforcement Officer.

I hereby certify that the above information is true to the best of my knowledge. Permission is hereby granted to the Code Enforcement Officer or Authorized representative upon showing proper credentials to enter that above premises or buildings during reasonable working hours to discharge their duties.

Signature: John M. Kelly, II. Date: 06/24/2022

CODE ENFORCEMENT USE ONLY

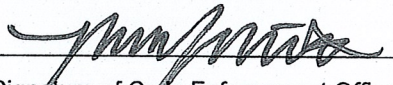
Zoning: RA (F) 40 (R) 40 (S) 20 Flood Plain N Wetlands N
Received By: JB Receipt No.: 12309 Fee: \$ 75 Date: 6-24-22
Check #: 1778 Cash: - Credit Card: -
Tax Map # 082.2-03-09.0

Building Permit Number: _____

Approved: _____ Disapproved: _____ Date: _____

Remarks:

6/27/2022 DENIED VARIANCE REQUIRED FOR REAR YARD
SET BACK. REQUESTING 17' REAR YARD SET BACK
NEED VARIANCE OF 23' TO MEET REQUIRED 40'


Signature of Code Enforcement Officer

They have 17'
need 23'
To meet The required 40'

TOWN OF MANLIUS
DISCLOSURE AFFIDAVIT

This affidavit is a part of and must be completed and attached to every application, petition, request submitted for a *site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit.*

STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

I Tina L. Galvin, being duly sworn, deposes and says that (s) he is:
 (Notary)
Steven M. Kelly
 (applicant, petitioner, corporation officer, property owner, etc.)

II. That deponent has read and is familiar with the provisions of the General Municipal Law, Section 809 which states:

- A. Every application, petition or request submitted for a site plan, variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions or any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
- B. For the purpose of this action an officer or employee shall be deemed to have an interest in the applicant when (s)he, his/her spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them:
 - 1) is the applicant, or
 - 2) is an officer, director, partner or employee of the applicant, or
 - 3) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - 4) is a party to an agreement with such an applicant, express or implied, whereby (s) he may receive any payment or other benefit, whether or not for services rendered, or contingent upon the favorable approval of such application, petition or request.
- C. Ownership of less than five percent (5%) of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
- D. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

III. That no Town of Manlius officer, employee or a relative of either, as defined in Section 809 General Municipal Law has any interest in this application.

-OR-

If a Town of Manlius officer, employee or relative of either as defined in Section 809 General Municipal law has any interest in this application, the full particulars are provided on an attached sheet.

Date: June 29th, 20 22

STEVEN KELLY, Jr.
(Print Name of 1st Applicant)

Stv M. Kelly Jr.
(Signature of 1st Applicant)

(Entity Name)

By (Officer) _____ (Title)

5886 Stranmont Trl.
(Mailing Address of 1st Applicant)

Chittenango, NY 13034

315-575-5999

(Telephone Number)

Date: _____, 20 _____

(Print Name of 2nd Applicant)

(Signature of 2nd Applicant)

(Entity Name)

By (Officer) _____ (Title)

(Mailing Address of 2nd Applicant)

(Telephone Number)

ACKNOWLEDGEMENTS

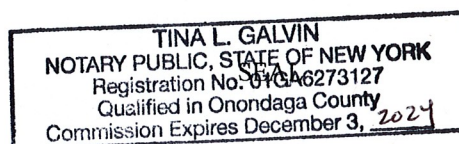
STATE OF NEW YORK)
) SS:
COUNTY OF ONONDAGA)

On this 29th day of June in the year 2022, before me, the undersigned, a notary public in and for said state, personally appeared Steven M. Kelly

, and _____
(1st Applicants Name)
(2nd Applicants Name) personally known to me or proved to me on the basis

of satisfactory evidence to be the individual whose name is subscribed to the within Petition and acknowledged to me the he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the Petition, the individual or the persons upon behalf of which the individual acted executed the instrument.

Tina L. Galvin
Notary Public



06/27/2022

Town of Manlius,

My name is Christine Kelly and I Live at 5890 Strawmount trail Chittenango, N.Y. 13037. My neighbor Steven Kelly is putting in a shed on his property of 5886 Strawmount Trail Chittenango N.Y. 13037. His Shed will be located in the back of his property. He in no way would be upsetting us in doing so. I am his only neighbor directly next to him. Our houses have private protected woods and a stream behind us, and the other side of his house has a forever wild marsh. When having this shed approved he will need a variance that I am writing in support of. If you have any further questions or need to get in touch please contact me at 315-751-7123.

Sincerely,

Christine M Kelly

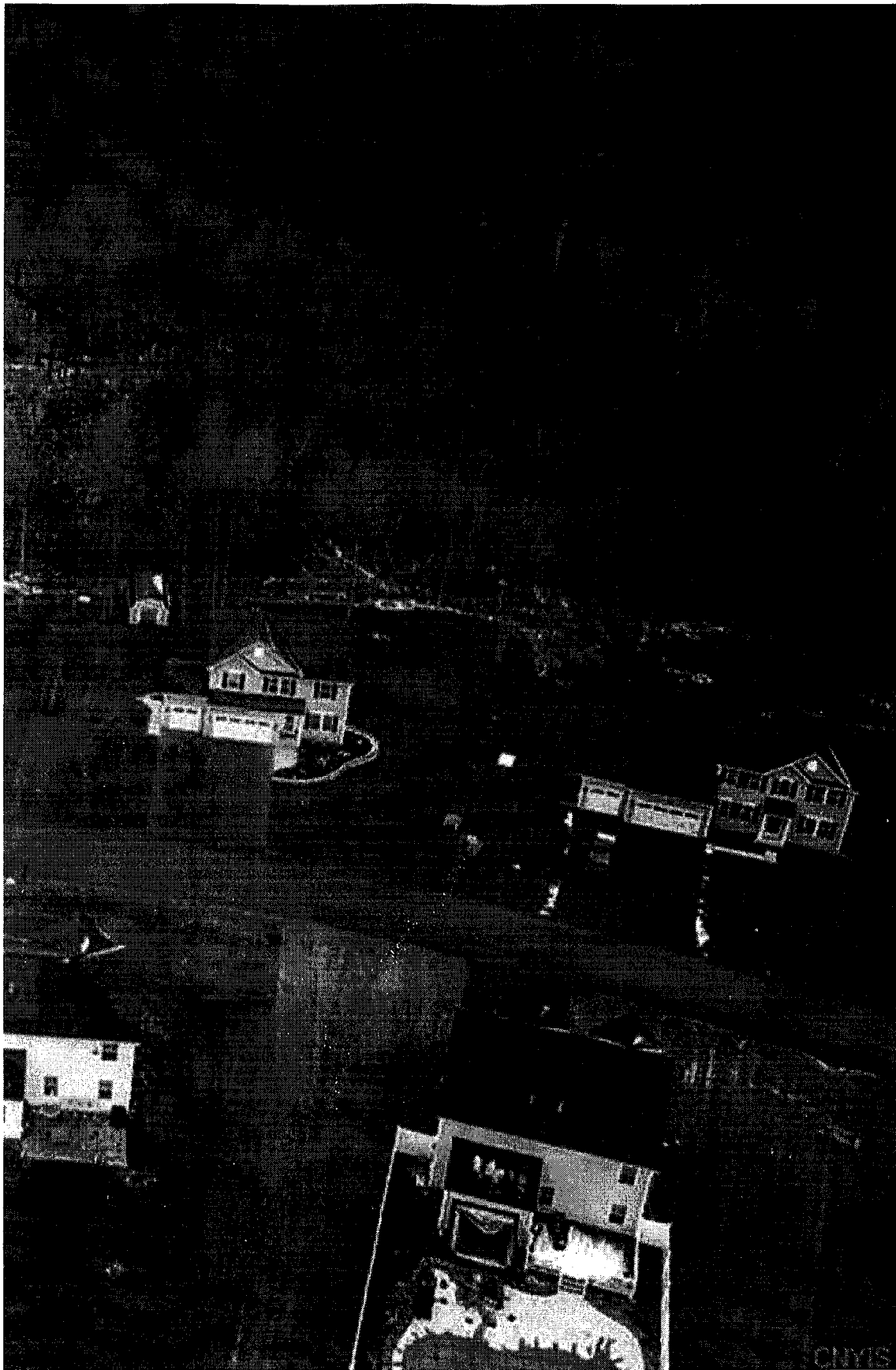
5890 Strawmount Trail
Chittenango, N.Y. 13037
(315) 751-7123

ZBA Variance Disclosure Affidavit Addendum

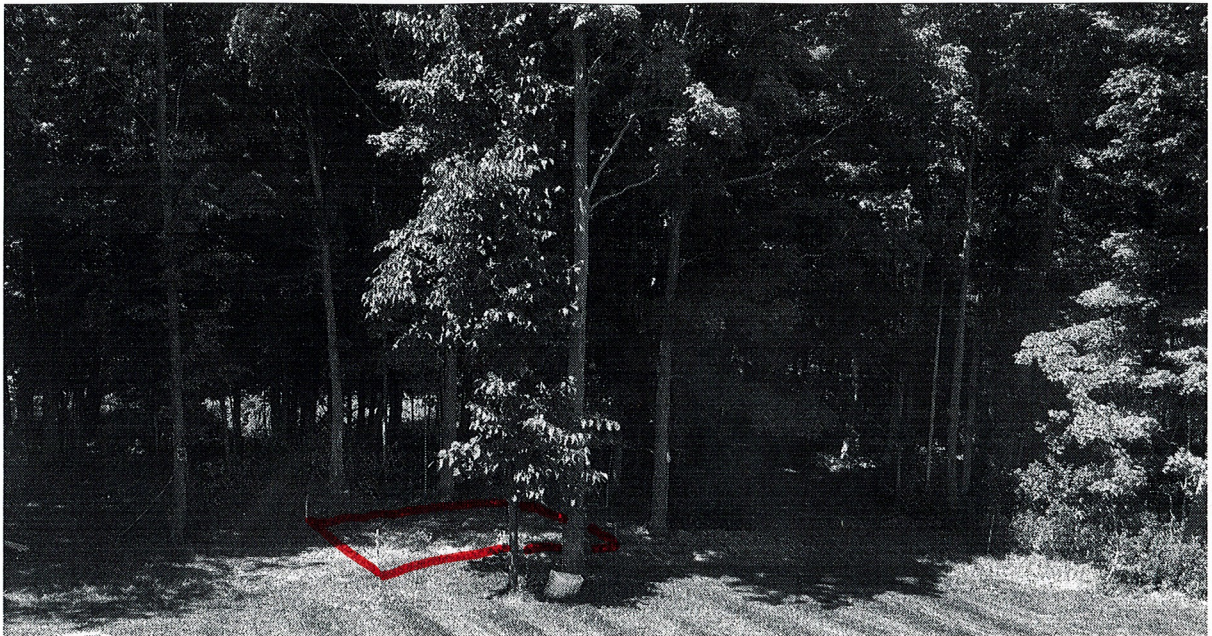
Please note that Tim Kelly, ZBA Chair (217 Homewood Dr, Fayetteville, NY 13066) is the brother of the applicant, Steven Kelly, II. (5886 Strawmount Trl, Chittenango, NY 13037).

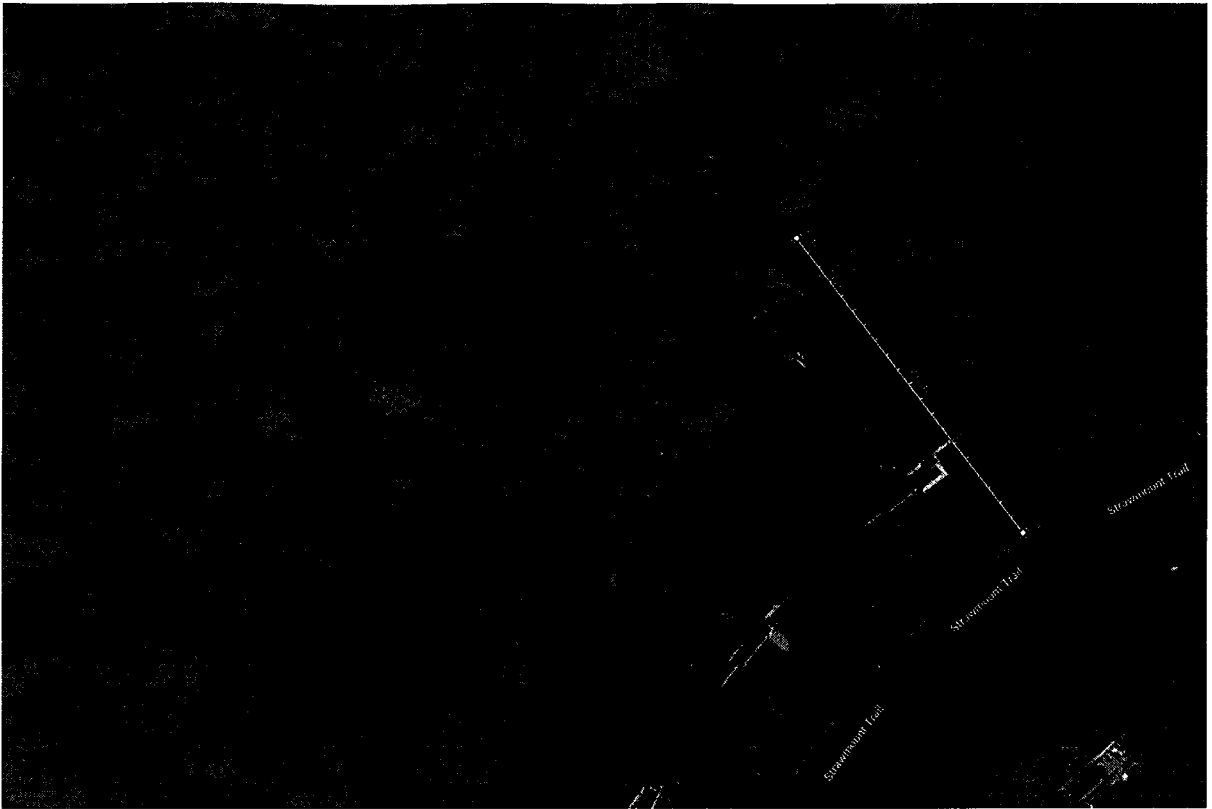
Area Variances - 5 Criteria Questions

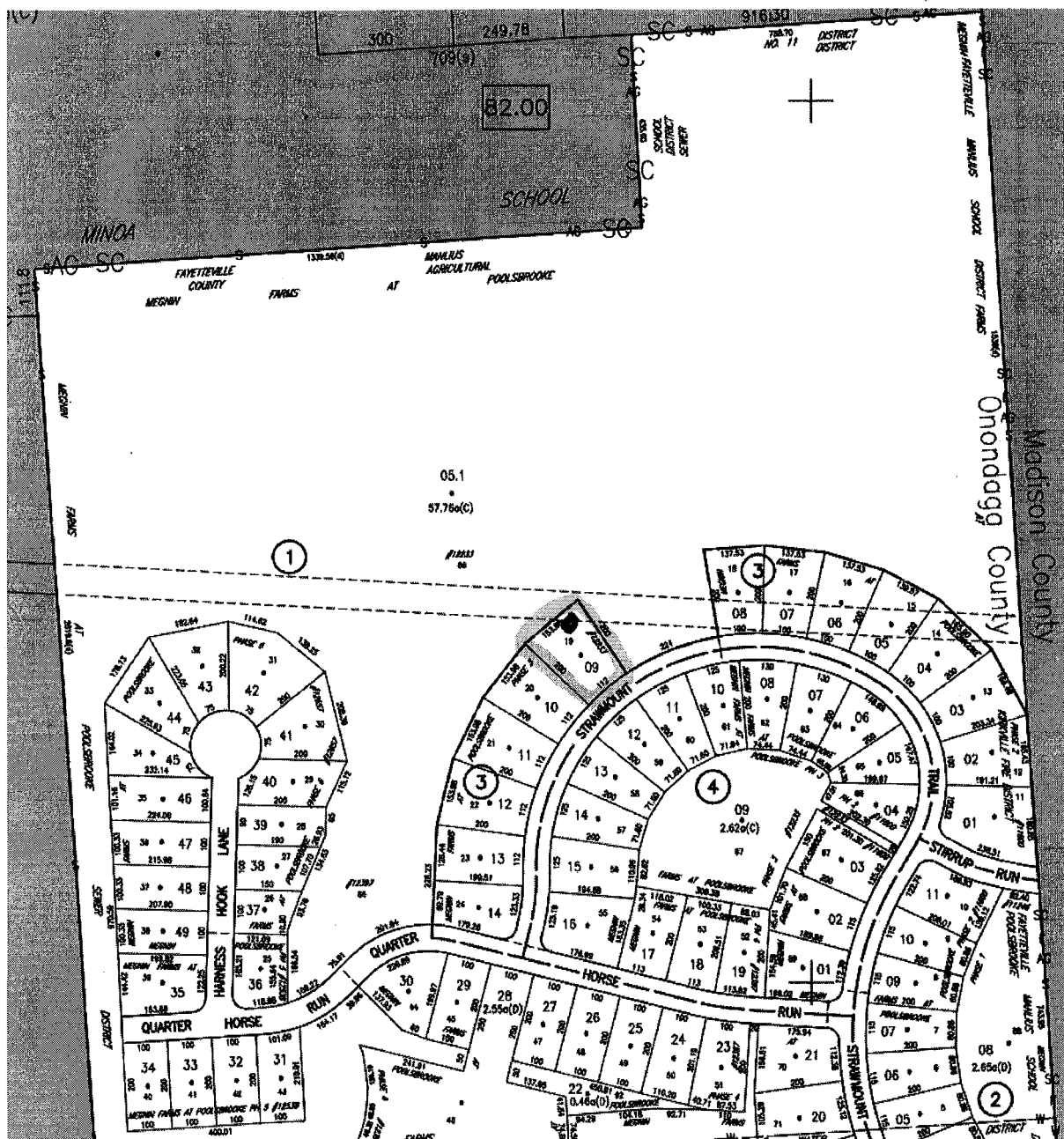
1. Whether the benefit sought by the Applicant can be achieved by some other feasible method?
 - a. No, this is the best location due to:
 - i. Preserving existing grading and water drainage along property rear treeline
 - ii. Allowing the preservation of several large trees that would otherwise need to be removed
 - iii. Avoiding wetland and low lying areas near right side of property
2. Whether the Variance will result in an undesirable change in the character of the neighborhood?
 - a. No, this will maintain the natural character of the neighborhood, as several large trees will be preserved. These will help partially obscure the front of the structure so that it blends into the treeline. Inline with other neighborhood structures.
3. Whether the requested variance is substantial?
 - a. No.
4. Whether the Variance will have an adverse effect on physical or environmental conditions?
 - a. No, the Variance will not require alterations of the natural drainage that runs along the back of the property due to current grading. Additionally, it preserves some large trees that would otherwise need to be removed. It avoids the wetland area on the side of the property.
5. Whether the alleged difficulty was self-created?
 - a. Yes.

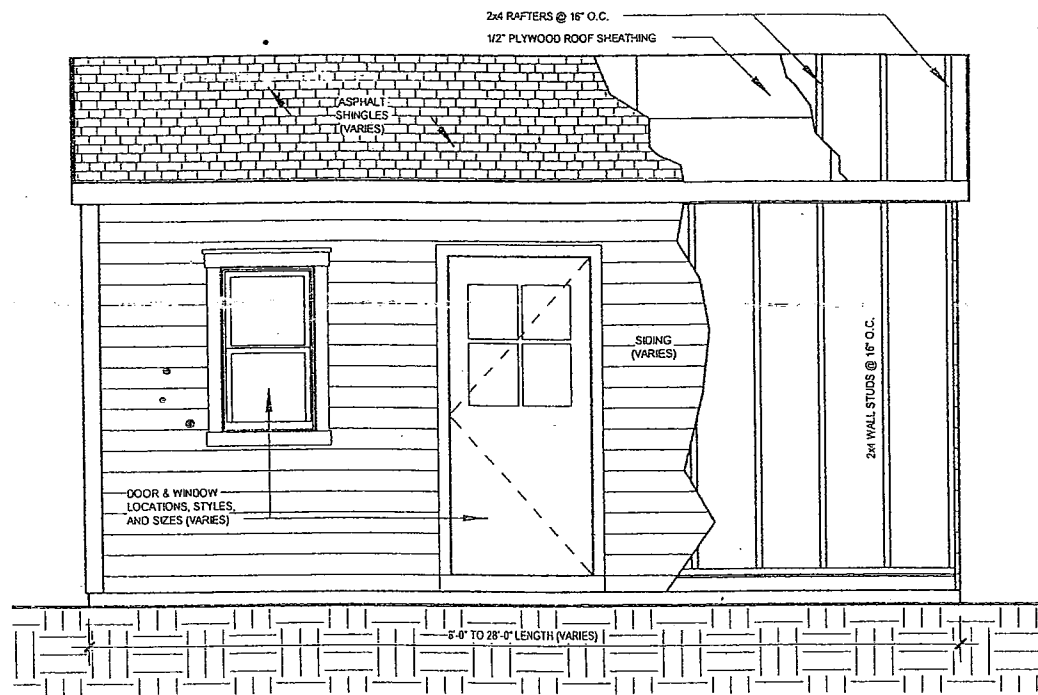


CHYIS

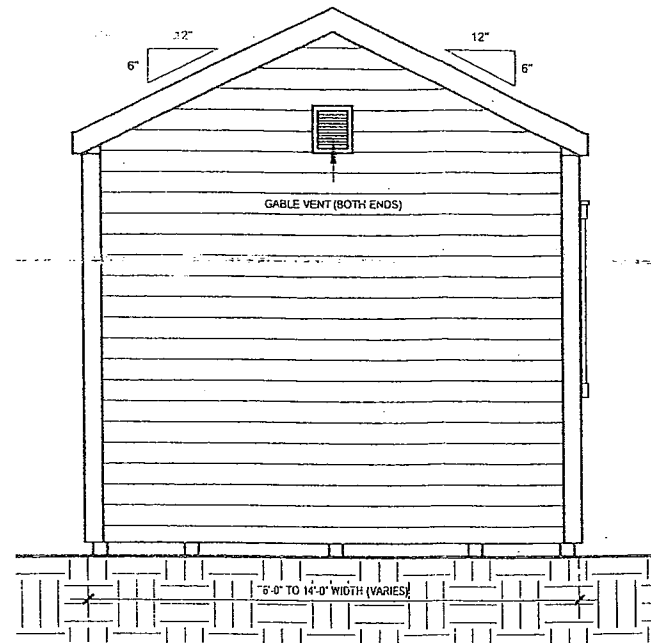




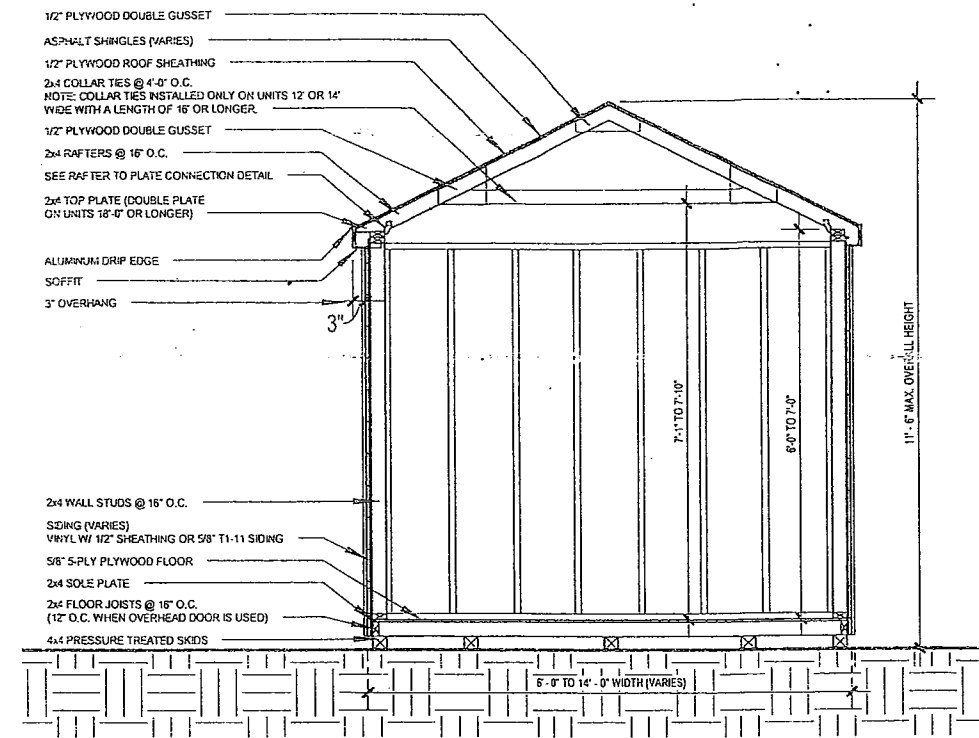




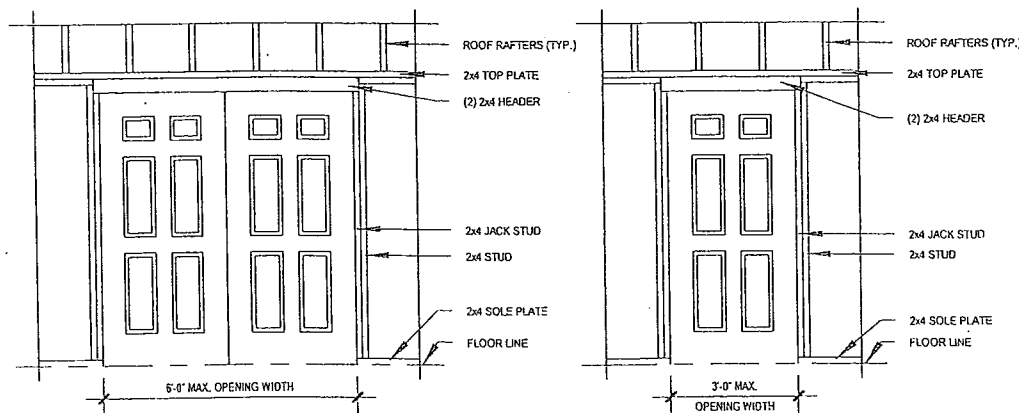
FRONT ELEVATION



SIDE ELEVATION

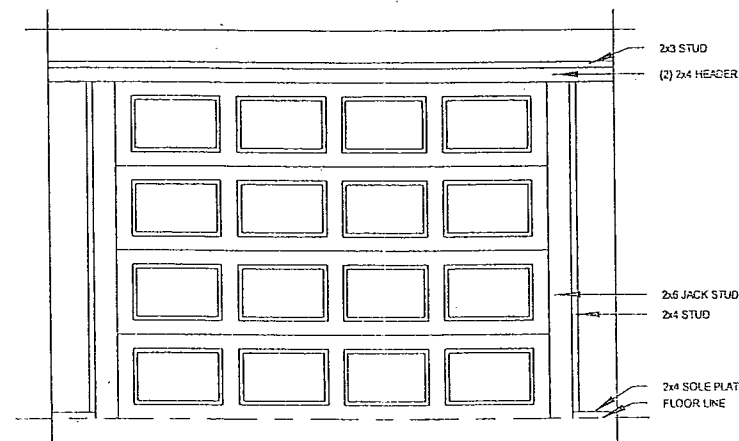


CROSS SECTION



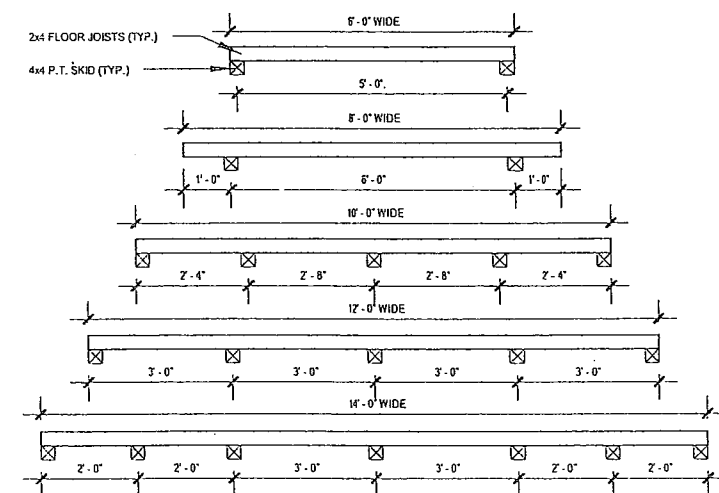
TYPICAL DOOR FRAMING DETAILS

AT LOAD BEARING WALL LOCATION

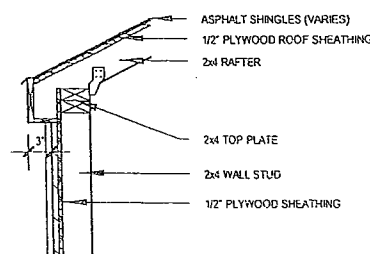


O.H. DOOR FRAMING DETAIL

ON GABLE END - IF APPLICABLE



SKID PLACEMENT



NOTE: SIMPSON H2.5A HURRICANE TIES ARE IN ADDITION TO THE STANDARD RAFTER TO TOP PLATE FASTENERS WHICH ARE (3) 10d NAILS TOE NAILED THROUGH THE RAFTER INTO THE PLATE.

RAFTER TO PLATE CONNECTION DETAIL

BUILD CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL BUILDING CODES OR REGULATIONS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND/OR AS AMENDED OR ADOPTED BY LOCAL MUNICIPAL AUTHORITY

ENGINEERING NOTE:

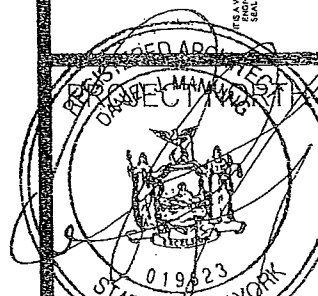
THERE HAS NOT BEEN ANY MECHANICAL, ELECTRICAL, OR SITE ENGINEERING PERFORMED FOR THIS PROJECT. IT SHALL BE THE RESPONSIBILITY OF OTHERS TO OBTAIN DESIGN DATA FROM LICENSED ENGINEER FOR THESE SYSTEMS. ENGINEERING SHALL CONFORM WITH ALL APPLICABLE LOCAL AND/OR STATE BUILDING CODES AND REGULATIONS. STRUCTURE SHALL BE INSTALLED ON A PROPERLY PREPARED SUBGRADE SOIL BEARING TOTAL SERVICE GRAVITY LOAD OF 530 PLF ALONG THE FRONT/REAR ELEVATIONS.

ADDITIONAL CONSTRUCTION NOTES:

- DESIGNED IN ACCORDANCE WITH ASCE 7-10 AND 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- ALL WOOD TO BE SP #2 OR SPF #2 OR BETTER.
- ALL SHEATHING TO BE 1/2" EXT. GRADE
- RAFTERS SHALL BE NAILED TO TOP PLATES WITH (3) 10d TOE NAILS (MIN.)
- ROOF SHEATHING SHALL BE SCREWED WITH (3) 8d NAILS PER FOOT OF LENGTH AT ALL PANEL EDGES. (2) 8d NAILS PER FOOT AT ALL LOCATIONS.
- WALL SHEATHING SHALL BE SECURED WITH (2) 8d NAILS PER FOOT.
- MAX. DESIGN WIND SPEED Vult = 115 MPH (3-SEC. GUST)
- ASSUMED WIND LOAD EXPOSURE CATEGORY C UNHEATED, AND Is=0.80
- SEISMIC DESIGN CATEGORY B, SITE CLASS D
- FLOOR LIVE LOAD 100 PSF FOR 8' TO 14' WIDE UNITS
- FLOOR LIVE LOADS 75 PSF FOR 6' WIDE UNITS

PROJECT:

DANIEL MANNING-ARCHITECT PLLC
The Syracuse Business Center
225 Wilkeson Street - Suite 100 - Syracuse, NY 13204
www.danielmanning-architect.com
315.424.0141



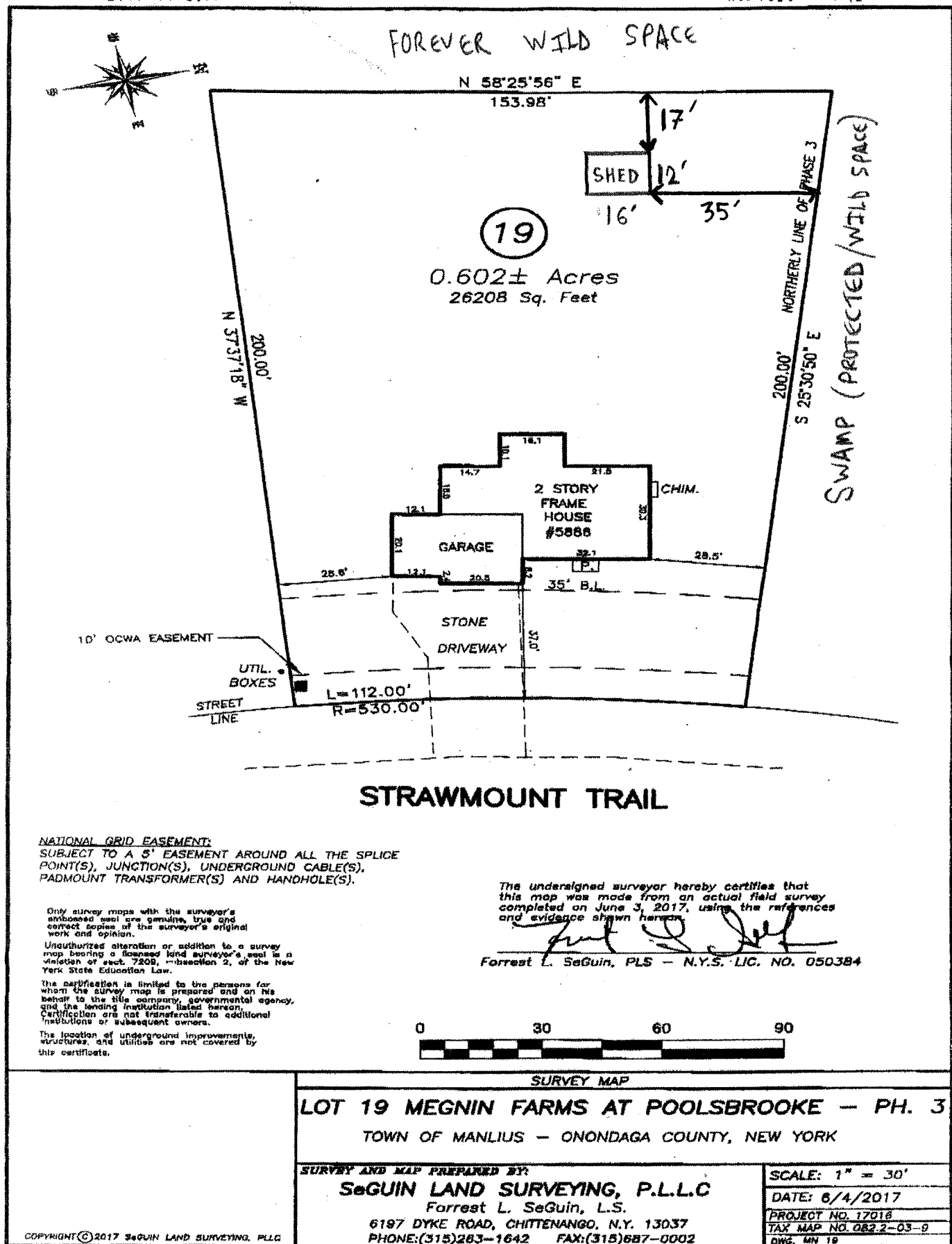
DATE: 5/7/2020
SCALE: As indicated

DRAWN BY: TJM
Project #: 20-019

SHEET NAME:
**TYPICAL
A-FRAME
STYLE SHED**

SHEET NUMBER

1-1



5886 Strawmount Trail



Thomas Poitras, Codes Officer of the Town of Manlius affirms under penalty of perjury as follows:

I reviewed an application for a building permit from Abundant Solar Power, Inc. for a ground mounted ballasted solar photovoltaic array. The application was received by the Town of Manlius April 1, 2022.

The project documents and information submitted were reviewed by me between 4/9-4/13/2022 in accordance with procedures for issuance of a building permit including: compliance with the current New York State Building Code, Energy Conservation Construction Code for Construction, the applicable Town of Manlius Code, and design standard requirements. This review included the Site Plan last dated October 2021, which I was advised by the Town Attorney was accepted by the Town Board.

Upon review of the documents and information submitted for a permit for the proposed project, to the best of my knowledge that based on the information that was submitted for review the applicant did meet the minimum requirement that are set forth in the current edition of the New York State Building Code, Energy Conservation Construction Code for Construction, the Town of Manlius Code and design standard requirements.

A building permit was issued on 4/14/2022 and a condition of the approval was: "Certificate of Compliance subject to New York State Department of Environmental Conservation approval", as attached hereto. The Town Supervisor signed the site plan.

 Date: 7/18/2022
Thomas Poitras